

Christmas Lake Village  
Board of Directors  
1/11/24

**Pending Approval at February 8, 2024 Meeting**

The meeting was called to order by President Lisa Gengelbach at 6:00 PM and noted that a quorum was present.

Directors present were Lisa Gengelbach, Marlene Elliott, Mark Evans, CJ Stidham, Scott Knerr, Rachel Siboni & Chris Sigler

Cole Battaglia & Reid Teaford were present via ZOOM

There were (16) Association Members in attendance and (15) members present on ZOOM.

**Renewable Resources** – Brandon Morton with Renewable Resources Trash Service based out of Boonville, IN was in attendance to review the services they offer since CLV is almost at the end of their 2-year contract with Waste Management. They would use a 96-gallon tote just as Waste Management does. They offer recycling and trash pickup. They would lock in the price with a 5-year contract and have online bill pay for customers.

Member Ken VanWinkle spoke to the audience about his passion for recycling and asked all in attendance to do the right thing and recycle your trash.

**MEMBER'S FORUM**

N/A

**READING OF MINUTES**

Lisa Gengelbach made a clarification from Russ Luthy on the upcoming sewer project. Subdivision 11 was left out of his report at the December 2023 meeting.

Rachel Siboni made a motion to approve the December Monthly Meeting Minutes.

The motion was seconded by Mark Evans

Vote in Favor 8 to 0.

**TREASURER’S REPORT**

Mark Evans read the Treasurer report for the month of December 2023:

Current YTD Income:	\$ 1,099,808
YTD Expenses:	\$ 995,598
Current Net Income:	\$ 104,210

Monies on Hand: \$ 200,310.51

**Investment Update:**

November Reserves	\$ 505,144.00
December Reserves	\$ 516,123.34

The Reserve account saw an increase of \$ 10,979.34 from November to December 2023.

Marlene Elliott made a motion to accept the Treasurer Report

Rachel Siboni seconded the motion

All in Favor 8 to 0

**DELINQUENCY REPORT**

Chris Ambs, Property Manager, reported on Assessments collected for the month of December 2023:

Current Year Lots Collected:	1,936
Budgeted:	1,890

Over 46

Collections for December 2023:	\$ 0.00
Grand Total for 2023:	\$ 15,708.75

Budgeted:	\$ 2,295.00
Over:	\$ 13,413.75

## **MANAGER'S REPORT**

- Real Estate Report – 7 homes on the market – 3 less than last month
- Leaf Collection 2024 revamp – our one collector & our small workforce are simply unable to keep up with this growing demand. This year we spent 3 months collecting 90 tons of leaves
- Donder Storage Update – Tower is down. Members will be contacted to move back into their assigned parking spaces
- There are 47 open construction permits – 3 recently approved
- DNR has approved permit for Holly Dam – bidding in process – hoping for early Spring start time
- Toys for Toys collected 178 toys which were all dropped off at the Dale Library for distribution by the Dale Woman's Organization
- FOL: December 9 – 750 cars entered, CASA collected \$3,900
- FOL: December 16 – 800 cars entered, CASA collected \$4,065
- Getting a quote from Renewable Resources for garbage collection

## **ACTION ITEMS**

- Look into a specialized HOA Lawyer for future CLV representation – Board members were in agreement to look into this. Lisa tasked Chris Ambs in checking for a lawyer.
- Mark Evans talked about the balance in our Checking/Payroll at the end of 2023 was \$165,000. Should this money be transferred into a short-term CD?

CJ Stidham made a motion to place half of the money in a 3-month CD & half in a 6-month CD.

Scott Knerr seconded the motion.

All in Favor 8 to 0

## **OLD BUSINESS**

- Basketball Goal – The Kaiser & Windell families were not in attendance to hear the board decision on the basketball goals.

Scott Knerr made a motion to grandfather the two goals in question, with the expectation of any transfer of property, the goal is to be removed at their expense and cannot be replaced.

Scott also asked that the Architectural Review Board come up with verbiage concerning sport goals and permanent structures that need permitting

Reid Teaford seconded the motion.

Lisa Gengelbach noted that we will need to mail written correspondence to the members.

Chris Ambs will call the Kaiser & Windell families tomorrow and have them sign the letter which will be filed for future reference.

All in Favor 8 to 0

### **NEW BUSINESS**

- Key Associates 2024 FOL sponsorship proposal – Key has been sponsoring the FOL since 2022 and donating \$1000 to CLV for the purchase of a new light display in the Village. To help CLV membership participate, Key Associates would like \$500 to go to CLV for a light display and the other \$500 would go to the winner of the People’s Choice Award. This award would be interactive and as visitors drive by, they can choose a member as their favorite. Questions may arise about the Griswold award. Is this an award that the Board wants? Lisa asked the Board members to look over the information and it will be given to the Events Committee for review and brought back to the Board for approval.

### **COMMITTEE REPORTS:**

- **Business & Assessment** – Mark Evans – No Report
- **Rules & Regulations** – Marlene Elliott – will be working on the Architectural Rule changes
- **Additions & Revisions** – Jeff Stillman – Absent - No Report
- **Nominating/Election** – CJ Stidham – Nominations are now open for June election. Open nominations until April 20
- **Events** – Lisa Gengelbach – Events meeting on January 24 – 5:30 – Rec Center. A chairperson is needed for this Committee

Rachel Siboni made a statement that she wanted on record before the meeting adjourned: When you buy property in CLV, you are given a set of rules. It is your responsibility to read and abide by those rules. If you are going to erect a permanent structure on your property, the rule says you need to submit plans to the Architectural Review Board. If you have questions, you should err on the side of caution.

Marlene Elliott made a motion to adjourn.

CJ Stidham seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:52 PM

Respectfully submitted

Julie Benningfield  
Asst Property Manager  
Christmas Lake Properties