

AUGUST 2021

Monthly Meeting

8/12/21

Pending Approval at September 9, 2021 Meeting

The meeting was called to order by Don Vogel and noted that a quorum was present.

Directors present were Don Vogel, Rick Humerickhouse, Mark Evans, Marlene Elliott, Larry Loucka, & Lisa Gengelbach.

Matt Benningfield, Todd Grundhoefer & CJ Stidham were absent.

There were (12) Association Members in attendance and (2) Association Members attending via ZOOM.

MEMBER'S FORUM

N/A

TOWN COUNCIL UPDATE

Town Council updated for July & August 2021. Don reviewed key highlights from the meeting:

- Trail Update – East Side Connector started this week. This will connect the trail from Yellig Park to Holiday World and connect by the Liquor Store
- There is no traffic control during weekends at CLV main entrance & 162. They do not have enough help
- Vacant lot sewer fees going away 1/1/22

- State wants to give town the road by Mt Zion Church along with \$200,000 to maintain and bring the road up to standards
- Medicine cabinet cleanout day – October 23 at the Santa Claus Firehouse
- There are currently 150 members of the Santa Claus exercise facility at the community center
- Reminder to sign up for the Spencer County EMA “CODE RED” – you can sign up even if you have a landline
- The town has spent 1.844 million on trails

Don reported on meeting held at Spencer County 4-H Center with Dan Zern, speaker, who did an evaluation of Spencer County. Main points Dan talked about:

- 4-lane highway & interstate 64
- 90 miles away from Int’l Airport (Louisville, KY)
- No land that is shovel ready
- Fiber Optics
- Towns don’t work together
- Lack of housing
- Lack of job training center
- Declining population
- AEP to shut down ½ plant by 2025 and total shut down is a possibility by 2028

READING OF MINUTES

Lisa Gengelbach made a motion to approve the July Monthly Meeting Minutes

The motion was seconded by Rick Humerickhouse

Vote in Favor 5 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for month ending July 2021:

Current YTD Income:	\$ 903,491
YTD Expenses:	\$ 431,066
Current Net Income:	\$ 473,389
Monies on Hand:	\$ 415,975.39
Dock Account:	\$ 40,562.51
Storage Account:	\$ 21,564.14
Capital Improvement:	\$ 42,379.59

Investment Update:

July Reserves	\$586,401.19
June Reserves	\$581,344.66

The Reserve account saw an increase of \$ 5,056.53 from June to July 2021

Marlene Elliott made a motion to accept the July Treasurer's Report

Larry Loucka seconded the motion

Vote in Favor 5 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for July 2021

Prior year assessments collected for the month of July 2021: \$ 1,112.14

Total Collected for 2021 - \$ 17,321.08

Budgeted Assumption for 2021 - \$ 7,854.00

2021 Budgeted Lots: Budgeted 1793 – collected 1850

MANAGER'S REPORT

- There are approximately 6 homes for sale in CLV
- There are 14 open construction permits
- K & K will be repairing drainage issued in the 9th Subdivision
- K & K Tree Service will be performing tree overhang clearing (3-day service)
- Yard sale sign-ups continue – 2 Food Trucks have signed up for Holly Park
- Storage area gate up & running. Same system installed at Kaspar Gate to avoid accidents and for emergency use only. Several new signs have been installed along Kaspar.
- Several members inquired about changing date on annual yard sale to Spring.
- Kevin Laswell continues efforts on new storage area
- Lake levels are low. Temperatures are warm/hot causing weed & algae to flourish
- Ron Bays has retired. Ron worked in maintenance part-time for CLV for 46 years
- A second “Goose Cop” has been installed at the beach – having good success with deterring geese

NEW BUSINESS

- Annie's Ice Cream (Dale, IN) – would like to bring ice cream truck into CLV and drive around 1 or 2 times a week. They would drive around CLV and stop only in designated areas to keep everyone safe.

Lisa Gengelbach made a motion to allow the ice cream truck in CLV for a probationary period

Mark Evans seconded the motion

All in Favor 5 to 0

- Auction at the Santa Claus Community Center 8/24 @ 6 PM – acreage on Hwy 162
- Spencer County Tax Sale coming up 9/22/21
- August 26 new owners redeem property from Certificate Sale held in April

ACTION ITEMS

N/A

OLD BUSINESS

Update on New Storage Area – Sam Schatz asked for an updated on the new facility.

Don started off by stating we've been delayed about 30-40 days due to bad weather. Sam asked if he or another member wanted a space, if they paid ahead of time, would that help to go ahead

and get this project going. Sam asked why it couldn't be completed if we have \$500,000 on hand. Don explained the money he is talking about is for expenses we will incur through this rest of 2021. There was a lot of discussion between members in attendance, the Board and Chris. We will keep everyone updated as the project continues.

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** -Marlene Elliott – no report
- **Nominating**– CJ Stidham – absent - no report
- **Additions & Revisions** – Rick Humerickhouse – no report

- **Events** – Lisa Gengelbach – Reviewed a new Events calendar for the remainder of 2021 and all of 2022:

September 2021: Bike Parade & Garage Sale

October 2021: Halloween Party at Rec Center & Home
Halloween Decorating Contest

November 2021: Veteran's Potluck Dinner

December 2021: Festival of Lights

Lisa reviewed events for the upcoming year and stated that all events happening will be determined by the budget set for 2022.

Don mentioned that some members were requesting the Annual Yard Sale be moved to spring instead of fall. September is a dry month and less chance of rain. Spring is usually wet and more chances of a rainout. It was decided to leave the Yard Sale date as the 3rd Saturday in September

Mark Evans made a motion to adjourn
Rick Humerickhouse seconded the motion
All in Favor 5 to 0.

Meeting adjourned at 7:06 PM

Respectfully submitted

Julie Benningfield

Assistant Property Manager

Christmas Lake Properties