

JULY 2021

Monthly Meeting

7/8/21

Pending Approval at August 12, 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, Matt Benningfield, Marlene Elliott, Todd Grundhoefer, Larry Loucka, CJ Stidham & Lisa Gengelbach.

There were (10) Association Members in attendance and (8) Association Members attending via ZOOM.

MEMBER'S FORUM

N/A

.

TOWN COUNCIL UPDATE

Town Council met on Monday, June 14. Don reviewed key highlights from the meeting:

- Trail Update – East Side Connector to start this fall. This will connect the trail from Yellig Park to Holiday World and connect by the Liquor Store
- Pump station will be upgraded at Melchior & Pine Drive

READING OF MINUTES

Rick Humerickhouse made a motion to approve the May Monthly Meeting Minutes

The motion was seconded by Marlene Elliott

Vote in Favor 8 to 0

TREASURER'S REPORT

Mark Evans read the Treasurer's Report for month ending **May2021**:

Current YTD Income:	\$ 903,491
YTD Expenses:	\$ 307,794
Current Net Income:	\$ 523,471
Monies on Hand:	\$ 466,409.19
Dock Account:	\$ 39,336.16
Storage Account:	\$ 21,562.33
Capital Improvement:	\$ 42,376.76

Investment Update:

May Reserves	\$578,976.16
April Reserves	\$573,281.15

The Reserve account saw an increase of \$ 5,695.01 from April to May 2021

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

CJ Stidham seconded the motion

Vote in Favor 8 to 0

Mark Evans read the Treasurer's Report for month ending **June2021**:

Current YTD Income:	\$ 903,491
YTD Expenses:	\$ 360,898
Current Net Income:	\$ 487,277
Monies on Hand:	\$ 438,454.60
Dock Account:	\$ 40,561.82
Storage Account:	\$ 21,563.22
Capital Improvement:	\$ 42,378.15

Investment Update:

June Reserves	\$581,344.66
May Reserves	\$578,976.16

The Reserve account saw an increase of \$ 2,368.50 from May to June 2021

Lisa Gengelbach made a motion to accept the June Treasurer's Report

Rick Humerickhouse seconded the motion

Vote in Favor 8 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for May & June 2021

Prior year assessments collected for the month of May & June 2021: \$ 537.55

Total Collected for 2021 - \$ 16,208.94

Budgeted Assumption for 2021 - \$ 7,854.00

2021 Budgeted Lots: Budgeted 1793 – collected 1841

MANAGER'S REPORT

- There are approximately 9 homes for sale in CLV
- There are 14 open construction permits
- Kevin Laswell will be repairing drainage issued in the 9th Subdivision
- K & K Tree Service will be performing tree overhang clearing in the next 2 weeks
- Yard sale sign-ups have started
- Our front entrance Santa is in the shop getting a facelift
- Road inventory starting July 19 – paving will begin in the fall

Chris read a message from our Gate Attendants and Staff:

A couple of weeks ago, we experienced a total takeout of our center lane by a CLV member. The following 5 days while waiting for repairs, our Gate Attendants literally experienced the worst of most members. The hostility, rudeness and aggression displayed and directed at our CLV Staff by members who were simply asked their name and address was and is a complete embarrassment; we as a community are so much better than this.

NEW BUSINESS

Fifth Third Reserves Annual Update –Ryan Oberhausen presented an update on the CLV reserve accounts. We currently have \$112,342.98 available for us to use without penalty. It will continue to earn 1% interest, but we cannot add to the account. Don noted that we are looking at using this money to replace the Maintenance Barn in 2022.

Ryan also reviewed our other brokerage accounts, noting that these accounts will come to an end this fall. It was decided to meet with the Finance Committee in September to make our recommendations on how to invest the accounts to the Board at the October meeting.

ACTION ITEMS

Annual Yard Sale - A few members have requested to use Holly Park for the yard sale. After board member review, it was decided to allow our members to use Holly Park with CLV office prior approval.

Parking Rule – This issue was addressed briefly during the annual meeting. There were 98 trailers visible from the street before the annual meeting. This has become a real issue. We need to put together a comprehensive plan and clear up the eyesores we have.

OLD BUSINESS

N/A

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – no report
- **Rules & Regulations** -Marlene Elliott – Parking Rule to be addressed
- **Nominating**– CJ Stidham – no report
- **Additions & Revisions** – Rick Humerickhouse – no report

- **Events** – Lisa Gengelbach - no report

Todd Grundhoefer gave an update on the Golf Course:

- They had a 4th of July golf cart parade with a live band
- Plate lunches served from 11-1 – going well
- Working w/Christmas Lake Village on Polar Shores drainage

Larry Loucka made a motion to adjourn

Mark Evans seconded the motion

All in Favor 8 to 0.

Meeting adjourned at 6:34 PM

Respectfully submitted

Julie Benningfield

Assistant Property Manager

Christmas Lake Properties