

MARCH 2021

Monthly Meeting

3/11/21

Pending Approval at April 8, 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.

Jonathan Kincaid, Andrew Meadors, Matthew Benningfield & CJ Stidham were absent.

There were (5) Association Members in attendance and (9) Association Members in attendance via ZOOM.

MEMBER'S FORUM

N/A

COMMONWEALTH ENGINEER UPDATE

Drew Flamion was in attendance to brief the CLV Board and members about the latest Dam Report. Aerial maps were passed around and Drew reviewed items that needed attention before the next inspection.

All documents are available for review at the CLV office.

TOWN COUNCIL UPDATE

Disaster plan (mandated primarily because of our lakes) available at the Town Hall. Zoning approved to commercial for new storage area across from Main Marina. Bids out for east side trail.

READING OF MINUTES

Rick Humerickhouse made a motion to approve the January Monthly Meeting Minutes.

There was no meeting in February due to bad weather.

The motion was seconded by Marlene Elliott

Vote in Favor 5 to 0

TREASURER'S REPORT

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

Current YTD Income:	\$ 735,520
YTD Expenses:	\$ 106,594
Current Net Income:	\$ 628,926
Monies on Hand:	\$ 589,590.73
Dock Account:	\$ 20,375.59
Storage Account:	\$ 21,559.60
Capital Improvement:	\$ 45,072.27

Investment Update:

February Reserves	\$552,143.71
January Reserves	\$543,367.50

The Reserve account saw an increase of \$ 8,776.21 from January to February 2021.

Rick Humerickhouse made a motion to accept the February Treasurer's Report.

Marlene Elliott seconded the motion

Vote in Favor 5 to 0

DELINQUENCY REPORT

Chris Ambs, Property Manager, reported on Assessments collected for February 2021.

Prior year assessments collected for the month of February 2021: \$8,794.75

Total Collected for 2021 - \$ 8,794.75

Budgeted Assumption for 2021 - \$ 7,854.00

MANAGER'S REPORT

- Real Estate Report – February: 3 existing homes, 9 vacant lots & 2 new renters
- There are approximately 3 homes for sale in CLV
- There are 23 open construction permits
- Members can collect firewood at Main Marina from downed trees only
- A second effort of placing structure in Christmas Lake accomplished
- Will start leveling new storage area soon – rezoning approved as Commercial – Contractor is Kevin Laswell
- Lake to be stocked per IAW fishing survey recommendations
- Spoke with Town Hall & Fire Chief about requesting open burn permit to clear storage area debris
- Boat Dock invoices to be mailed out March 15
- Vacation last week of month – Spring Break

ACTION ITEMS

N/A

OLD BUSINESS

Disc Golf Status – Installing a 6-hole disc golf at Holly Park. Jeff LaBella put together a design for the holes. We received a \$3,500 donation from the Trails of Santa Claus which will be used for this project.

Mark Evans made a motion to approve the disc golf project

Larry Loucka seconded the motion

All in Favor 5 to 0

NEW BUSINESS

Lake Management Meeting Results:

A. Stocking 10,000 bluegill – 3”-6”

2500 redeer 3”-6”

300 lbs of flathead minnows (250 perlb)

Christmas Lake:

6,500 bluegill

1,600 redeer

200 lbs flathead minnows

Lake Noel & Lake Holly:

1750 bluegill (each lake)

450 redeer (each lake)

50 lbs flathead minnows (eachlake)

B. Creel limit updates – Creel limits were reviewed and will be the same for all (3) lakes and a motion was made by Rick Humerickhouse to accept the changes.

Mark Evans seconded the motion

All in Favor 5 to 0

C. Fishbedding placed throughout Christmas Lake

D. Scheduled electro fishing for spring

Certificate Sale – All Spencer County tax delinquent properties are up for sale starting 9 AM on April 26 and ending at Noon on April 27. This is an online auction. Minimum bid is \$100. Visit www.zeusauction.com to view properties.

COMMITTEE REPORTS:

- **Budget & Assessment** – Mark Evans – absent – no report
- **Rules & Regulations** –Rick Humerickhouse – Rules updated
- **Nominating**– CJ Stidham – absent - no report – 4 members have applied
- **Additions & Revisions** – Rick Humerickhouse – no report

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

Larry Loucka made a motion to adjourn

Marlene Elliott seconded the motion

All in Favor 5 to 0.

Meeting adjourned at 6:50 PM

Respectfully submitted

Julie Benningfield

Assistant Property Manager

Christmas Lake Properties