

CLPOA Board of Trustees Meeting – May 11, 2021 – Approved June 8, 2021

Board of Trustees Meeting

Motion 21-030: Suprena Lohrer moved to approve the April 13, 2021 minutes as amended. Michael Dorne seconded. Passed 9-0.

Motion 21-031: Brian Welch moved to approve up to \$150,000 to Buckeye Septic Tank to replace the 20 metal culverts under the secondary roads and waive the (3) three bid process. The expenditure to be charged to the road fund. No Second. Motion died.

Motion 21-032: Brian Welch moved to approve not to exceed \$10,000 to Chad Brown Electric to clean out, straighten and riprap the drainage swale at access (2) two. The expenditure to be charged to the road fund. Marty Ditello seconded. Passed 9-0.

Motion 21-032A: Suprena Lohrer moved to amend **Motion 21-032** to include (2) two bids. Steve Grapp seconded. Passed 9-0.

Motion 21-033: Suprena Lohrer moved to approve a variance for a 6-ft aluminum fence on one side of the property, allowing decorative mesh no higher than 6-ft only behind the diving board area for lot 764. Steve Grapp seconded. Passed 8-0, 1-abstained.

Motion 21-034: Marty Ditello moved to approve for CLPOA to enter into a contract with a vendor, not to exceed \$2500, to redesign the ChoctawLake.com website. Suprena Lohrer seconded. Passed 8-0, 1-abstained.

Motion 21-035: Michael Dorne moved to approve the purchase of a Zoom Pro license, not to exceed \$1500 for the purpose of live streaming, including extras. Kathi Platter seconded. Passed 9-0.

Call to Order: The Board of Trustees meeting convened at 7:00 pm in the CLPOA Lodge. Meeting called to order.

Roll Call: Michael Dorne –present; Steve Grapp – present; Jim Price – present; Brian Welch – present; Suprena Lohrer – present; Marty Ditello – present; Scott Kutzley – present; Kathi Platter – present; Sener Calis – present.

Property owners in attendance: Shaun Killian (Lot #0440), Ken Petry (Lot #0994), Mike Pompura (Lot #0897).

Others in attendance: Mike Casimir, Chief Rosales.

Property Owners Time:

Nothing from the property owners in attendance.

Approval of March 2021 Minutes:

Motion 21-030 was made and passed 9-0.

Board of Trustees Committees:

Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)

Brian Welch asked the board for their input regarding speeding violations on the lake. The Rules & Regulations defining fines for speeding are different for roads and lake. Chief Rosales reported that there is a speeding problem on the lake. Brian Welch will provide an updated document to the board for approval.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)

Suprena Lohrer recapped that our investments are \$2.8M.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)

Brian Welch provided a document that describes the estimated work for the roads. We should replace all the steel culverts identified for replacement before doing any paving work on the side roads. Brian asked the board to waive the (3) three bid process because Buckeye Septic has already done most of the work on the drainage issues, and we are very pleased with their knowledge and work. Brian indicated we don't expect to do this work this year, so that the motion may be premature. **Motion 21-031** was made. Motion died.

Brian Welch reported on erosion concern with the ditch at Access 2 along Chickasaw Rd. We have a bid from Chad Brown, and since he has provided similar work previously, we want to waive the (3) three bid process.

Motion 21-032 was made and passed 9-0. **Motion 21-032A** was made and passed. 9-0.

Brian Welch provided an update on the status of the dam inspections that occur every (5) five years. Mike Casimir reported that a private inspection was done in 2019, and he continues to do periodic inspections, so he does not have any concerns about the 2022 inspection.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)

Report as submitted. Michael Drone indicated that water quality testing would resume in May. Mike Casimir reported on the potential dredging in the fall of 2022.

Land/Facility & Long Range Planning: (*Chair – Suprena Lohrer, Co-Chair - Marty Ditello*)

Suprena reported that the tennis court project started this week. The patrol boat motor is on backorder until July. However, the current motor is still functional.

Jim Price asked if we could look at acquiring more aesthetic gates for the dam? Jim Price will look at some options and bring ideas to the board.

Personnel: (Chair – *Jim Price*, Co-Chairs – *Sener Calis*, *Kathi Platter*)

Nothing to report.

Lake Committees:

Building Review: (*Scott Kutzley*, *Marty Ditello*)

Scott Kutzley provided details for a 6-ft aluminum fence variance on lot 764. **Motion 21-033** was made and passed 8-0, 1-abstained.

Scott Kutzley reported that the building committee is getting requests from property owners not defined in the Building Code. Temporary storage sheds are not specified in the Building Code. There are two known situations of sheds not matching the building code. Mike Casimir to inform the property owners that the storage sheds are to be removed.

Patrol: (*Chief Rosales*)

Chief Rosales reported on the National Night Out Event, August 3. The prosecutor's office provided \$1000 sponsorship, Ernie's Pharmacy provided \$1000, and Alan Homewood provided \$500.

Chief Rosales discussed the training that he and the officers are attending. Bias training, Shoot Don't Shoot, Suicide Prevention, and Active Shooter are just a few of the officers' training sessions. He stressed how important these training classes are and explained how they had given them the tools they used recently.

Property Manager: (*Mike Casimir*)

Mike Casimir provided an update on using the lot sale dollars for building out more storage buildings and asked the board if he should proceed or put this on hold. Discussion followed about prioritizing projects that could be funded by Lot Sales; which include walk paths, dredging, and additional storage buildings. Suprena Lohrer and Mike Casimir are tasked to create plans for the board to review.

Mike reported that Hartland is coming out this summer to do the survey of the lake and the areas that we want to be dredged.

Mike Casimir indicated that the split rail fencing at the entrance needs to be replaced, painted, or removed, but it is not an urgent project.

Communications: (*Marty Ditello*, *Kathi Platter*)

Marty Ditello provided information regarding the redesign of the ChoctawLake.com website. **Motion 21-034** was made and passed 8-0, 1-abstained. Marty also reported that he has noticed that there are accounts still active for property owners that have moved. We need to cross-check the accounts against a current property owners' list and clean up the account access.

Choctaw Utilities: (*Brian Welch*, *Scott Kutzley*)

Dave Lohrer provided an update on the audit that is in progress. He reported on (2) two overflow conditions at the tower and is working with the vendor to resolve them. He also provided an update on the ongoing not-for-profit research.

Dave Lohrer reported on the investment committee's report indicating that Choctaw Utilities has \$1.1M in the bank for future capital outlays.

The sanitary survey from February reported on some violations. Dave Lohrer indicated that most of them had been resolved. There are three more that the vendor is fixing this month.

We expect to bring in a second water plant operator this year, putting the Utility \$3900 over budget.

Live Streaming: (*Michael Dorne*, *Marty Ditello*)

Michael Dorn provided an update. **Motion 21-035** was made and passes 9-0.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reported the approval of the Fishing Tournament for the 4th of July. The Crace's activities on the 4th of July and fireworks are expected to take place this year. May 29 is the 1st concert of the year. The food and ice cream trucks will be available. The Junk Yard Derby, Pancake Breakfast, and Community Days are still up in the air.

Marty Ditello reported that even though it was very cold for the 1st movie night, there were 20 people in attendance. There are two more movie nights scheduled—one in August and one in September.

Sewer: *(Brian Welch)*

Scott Kutzley provided an update. He indicated that the county is in the process of replacing the old grinders. He also reported that heavy rain causes overflows at the plant, so adding Somerford to the plant may cause more issues.

Treasurer: *(Kathi Platter, Suprena Lohrer)*

As submitted.

Old Business:

Property Owners' Meeting Agenda:

Mike Casimir estimated that we could have at least 200 people in the Lodge using social distancing guidelines. The board set Thursday, June 17, 7:30 pm in the Lodge for the Property Owners' Meeting. The board reviewed and set the agenda.

Choctaw Utilities Board Members' Terms:

The matrix for the Choctaw Utilities Board members' terms were discussed. The board decided to not make any changes at this time.

New Business:

No new business.

Marty Ditello moved to adjourn. Brian Welch seconded. Motion passed 9-0.

Meeting adjourned at 9:49 pm.

Minutes compiled by Barbara Moore.