

CLPOA Board of Trustees Meeting – August 12, 2024 – Approved September 9, 2024

Board of Trustees Meeting

Motion 24-030: Michael Dorne moved to amend the agenda, to add an item to New Business as it was submitted on August 5, 2024, 2:03 p.m. within time, to discuss all members of the BoT to obtain a Gmail account. Marty Ditello seconded. Passed 7-1-0.

Motion 24-031: Marty Ditello moved to accept the July 15, 2024, CLPOA BoT meeting minutes as amended. Michael Dorne seconded. Passed 7-0-1.

Motion 24-032: Suprena Lohrer moved to spend up to \$40,000 for a work truck and accessories to be paid out of the Building Equipment and Grounds fund. Dan Moran seconded. Passed 8-0-0.

Motion 24-033: Michael Dorne moved to activate Nine (9) BoT email addresses at the ChoctawLake.com domain, further, instructing Mike Casimir to distribute the username and passwords to each of the BoT members. Kathi Platter seconded. Passed 8-0-0

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

Roll Call: Suprena Lohrer – present; Dan Moran – present; Kathi Platter – present; Vicki Presnell - present; Gary Vance – present; Marty Ditello – present; Sener Calis – present; Michael Dorne – present; Steve Grapp – excused.

Property owners in attendance: Bob & Brenda O'Connor (Lot #791A); Barb Niemeyer (Lot #0735); Nathan Stull (Lot #0968).

Others in attendance: Mike Casimir.

Property Owners Time:

Bob and Brenda O'Connor (Lot #791A) came to observe.

Barb Niemeyer (Lot #0735) requested specific information from the board about the topics from the workshop.

Nathan Stull (Lot #0968) came to observe.

Modification of the Agenda:

Motion 24-030 was made and passed 7-1-0.

Approval of July 15, 2024 Minutes:

Motion 24-031 was made and passed 7-0-1.

Board of Trustees Committees:

Governing Document Review: (*Chair – Steve Grapp, Co-Chair – Vicki Presnell*).

Nothing to report.

Investment: (*Chair – Gary Vance, Co-Chair – Kathi Platter*).

Gary Vance reported on the meeting with the Morgan Stanley Investment Consultant and provided a summary update. Our investment as of August 9, 2024 was \$2,000,546.93. We withdrew \$594,898 YTD, primarily for road paving. The rolling 12-month earnings are \$114,183.00, with YTD being \$69,573.00. Net return for the last 12-months was 8.14% with YTD being 4.44%. 12-month (September 1, 2024 – August 31, 2025) projected income summary is \$86,685.00 provided there are no changes to the portfolio.

Lake Drainage, Roads & Dam: (*Chair – Dan Moran, Co-Chairs - Sener Calis, Suprena Lohrer*).

Dan Moran indicated he provided information to Mike Casimir about the dredging and inconsistencies that he has witnessed.

Lake Water Quality: (*Chair – Dan Moran, Co-Chair – Michael Dorne*).

Dan Moran provided a status on the quality of the water, which is looking pretty good.

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

Suprena Lohrer reported that the committee is meeting this week to review patrol building costs.

Personnel: (*Chair – Michael Dorne, Co-Chairs Kathi Platter, Vicki Presnell*).

Kathi Platter provided a draft of a charter for the Personnel committee. The committee will review the charter.

Patrol and Safety: (*Chair – Vicki Presnell, Co-Chair Michael Dorne*).

Vicki Presnell reported that the committee has started work on the Patrol Stats Report. We expect to bring a report to the next board meeting.

Lake Committees:

Building Review: (*Gary Vance, Dan Moran*).

Nothing to report.

Patrol Report: (*Chief Rosales*).

Nothing to report.

Property Manager Report: *(Mike Casimir).*

Mike Casimir provided a status for the insurance payout on the truck. He provided estimates for the purchase of a new/used truck and asked the board for a budget that he can work with. **Motion 24-032** was made and passed 8-0-0.

Mike Casimir indicated that he is getting estimates from Traffic Logic for speed signs and speed cushions.

Treasurer: *(Kathi Platter).*

As submitted.

Old Business:

N/A

New Business:

Gmail Accounts:

Michael Dorne recommended that all BoT members have secure Gmail accounts to be used for board business and confidential documents. He summarized the security features and how it would work. **Motion 24-033** was made and passed 8-0-0.

Marty Ditello moved to enter Executive Session at 7:46 p.m. to discuss board business. Sener Calis seconded. Motion passed 8-0.

Marty Ditello moved to exit Executive Session.at 8:41 p.m. Michael Dorne seconded. Passed 8-0.

Marty Ditello moved to adjourn the meeting at 8:45 p.m. Michael Dorne seconded. Passed 8-0.

Meeting adjourned at 8:45 p.m.

Minutes compiled by Barbara Moore.