

CLPOA Board of Trustees Meeting – August 10, 2021 – Approved September 14, 2021

Board of Trustees Meeting

Motion 21-051: Michael Dorne moved to accept Access 3 dredging bid from Shore Restore in the amount not to exceed \$28,000, to be paid from the Lake Water Quality account, waiving the three (3) bid minimum. Marty Ditello seconded. Passed 9-0.

Motion 21-052: Michael Dorne moved to accept George's Fork dredging from Heartland Dredging in the amount not to exceed \$220,000, to be paid from the Lake Water Quality account, waiving the (3) three bid minimum. Kathi Platter seconded. Passed 9-0.

Motion 21-053: Marty Ditello moved to move the CLPOA BoT meetings, Tuesday, September 14th, at 7 pm to Wednesday, September 15th, at 7 pm, Tuesday, October 12th at 7 pm to Wednesday, October 13th at 7 pm, and Tuesday, November 9th at 7 pm, to Wednesday, November 10th at 7 pm. Sener Calis seconded. Passed 9-0.

Motion 21-054: Michael Dorne moved to amend the contracts for all concerts throughout the year at Choctaw Lake to state that this is a private event and not to publicize on Social Media or in marketing. Suprena Lohrer seconded. Passed 9-0.

Motion 21-055: Michael Dorne moved to replace Brian Welch as the CLPOA appointed CU Board member with Kathi Platter. Jim Price asked for a roll call vote. Jim Price – No, Scott Kutzley – No, Sener Calis – Yes, Kathi Platter – Yes, Michael Dorne – Yes, Steve Grapp – Yes, Suprena Lohrer – Yes, Marty Ditello – Yes. Passed 6-2.

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

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

Property owners in attendance: Mike Pompura (Lot #0897).

Others in attendance: Mike Casimir, Deputy Karshner.

Property Owners Time:

Nothing from the Property Owners in attendance.

Approval of July 2021 Minutes:

Changes were made.

Board of Trustees Committees:

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

Nothing to report

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

Suprena Lohrer reported that the committee had its quarterly meeting last month, and there were no changes to the investment plan. Our investments stand at \$2,882,303.

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

Brian Welch reported that the drainage project at Trensa and W. Choctaw is complete. We still need to clean out the drainage from Karok to the lake. There are eleven (11) culverts that are in bad shape. We are anticipating an estimate from Buckeye Septic.

Brian Welch also indicated that the dam area needs riprap in the spring and indicated that the five-year inspection is coming next year.

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

Michael Dorne provided the dredging plans for 2021 and 2022. He reviewed the plans and costs for Access 3 and George's Fork. **Motion 21-051** was made and passed 9-0. **Motion 21-052** was made and passed 9-0.

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

Suprena Lohrer reported that the committee expects to receive the quote for the walking path by August 16th. The walking path plan and costs will be ready for presentation at the property owners' meeting, and the property owners must approve the project before we proceed.

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

Jim price indicated that the committee met and developed the Organization Chart presented for the board to review. The chart will be used as part of the SLA for Waterplant Management between CU and CLPOA. Mike Casimir provided further details. Jim Price will make the changes suggested by the board.

Lake Committees:

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

Brian Welch provided pictures of the (5) five boat covers on the lake that are concerning. After discussing the concerns, the board asked Mike to request the property owners to remove or roll up the sides.

Scott Kutzley provided the details on a property owner's request for a (6) six-foot solid vinyl fence around a swimming pool for safety and privacy. Marty Ditello recused himself from the discussion. The board asked Mike Casimir to speak to the property owners on each side. Decision tabled for next meeting.

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

Dave Lohrer, CU President, provided an update on the property tax increase that CU is disputing. He also reported on the status of the not-for-profit draft articles and bylaws.

Mike Casimir is meeting with Jim Moran daily to understand the water plant operations. Mike plans to take over the water plant operations and explained the classroom training that starts Tuesday, September 14th and occurs every Tuesday for (9) nine weeks. **Motion 21-053** was made and passed 9-0.

Dave Lohrer reported that they now have the not-for-profit documents, and they have started the review process. He still expects the documents to be available for the property owners' meeting.

Patrol: *(Chief Rosales)*

As Submitted. Mike Casimir indicated that the National Night Out was a success. The Madison Messenger reported on this event favorably.

Marty Ditello brought a property owner's complaint to the board about having events at the lake that bring in people from outside the lake that are not property owners or visitors of property owners.

Mike Casimir wants to revisit the car sticker process, and he thinks there might be a better way.

Officer Karshner reported on the two helicopters circling the lake. It was determined that they were responding to what turned out to be the result of serious fake calls.

Property Manager: *(Mike Casimir)*

Mike Casimir asked for a representative to sign the letter for the audit. Mike reported on the CU stock adjustments that came out of the audit.

Sener Calis commented on how nice the new tennis/pickleball courts are. He indicated that there were a lot of people coming out and utilizing the courts. He asked Mike to look into putting lights up around the courts to accommodate night games.

Communications: *(Marty Ditello, Kathi Platter)*

Marty Ditello indicated that he and Mike Casimir did a walk-through on an existing website. They provided details of some of the exciting features they saw. Mike stated that they were still ways out from an updated website.

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

Michael Dorne presented a summary of the survey. One hundred seventy (170) surveys were responded to, of which one hundred forty-three (143) were favorable. There are over five hundred (500) comments, with a majority of them favorable. Michael said he probably would not be ready for the next property owners' meeting but would like to consider testing out the live streaming in September at the next CLPOA meeting.

Steve Grapp voiced concern about discussions regarding foreclosures, variances, or just dissenting ideas that might inhibit the board's personal banter and how that would come across during live streaming. The board discussed several options.

Electronic voting presents several technical issues. The board discussed some of the problems and solutions.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reported that Labor Day activities: Junk Yard Derby and the Booster Club Pancake Breakfast are scheduled. Marty Ditello said that the next Movie Night is scheduled for August 27th with the movie Jumanji.

Sener Calis also indicated that the Pickle Ball Club is providing instructions. There is a website that people can check the availability of the courts.

Treasurer: (*Kathi Platter, Suprena Lohrer*)

Kathi Platter provided the treasurer's report. She indicated that our income is at 59.3% of the total year budget. Rental income is coming in. Our Expenses are at 43.7% against the total year budget.

Old Business:

Future Contracts for Lodge/Arrowhead/Concerts:

Michael Dorne discussed the contracts as they relate to the use of the beach area. He wanted to know the status of any new concert contracts to restrict the Choctaw Lake concert advertising on the bands' social media. Mike Casimir indicated that the contracts are done for this year but will change for the next concert year. **Motion 21-054** was made and passed 9-0.

New Business:

Electronic Board:

Mike Casimir reported that the electronic boards are not working. The software is outdated, and the company is out of business. Mike is in the process of researching replacements.

Packets vs. Paper:

Michael Dorne asked the board about getting an electronic version of the board packets. The board members provided their input on this subject.

Guest Pass Policy:

Mike Casimir indicated that there is no restriction on the number of guess passes per property owner. Michael Dorne suggested having a pass with a date and lot #. Mike Casimir reminded that visitors do not require a guess pass as long as the property owner is with them.

Micheal Dorne moved to enter Executive Session per Rules & Regulations, pg. 15, section D, item 6, to discuss CLPOA business in Executive Session. Marty Ditello seconded. Passed 8-0.

BoT entered Executive Session at 9:33 pm. Brian Welch left Executive Session at 10:01 pm.

Marty Ditello moved to exit Executive Session at 10:18 pm. Suprena Lohrer seconded. Passed 8-0.

Motion 21-055 was made and passed 6-2.

Marty Ditello moved to adjourn the meeting. Michael Dorne seconded. Motion passed 8-0.

Meeting adjourned at 10:24 pm.

Minutes compiled by Barbara Moore.