

CLPOA Board of Trustees Meeting – September 14, 2021 – Approved October 13, 2021

Board of Trustees Meeting

Motion 21-056: Marty Ditello moved to approve the August 14, 2021 minutes as amended. Michael Dorne seconded. Passed 9-0

Motion 21-057: Suprena Lohrer moved to amend the agenda to place New Business before Reports. Steve Grapp seconded. Passed 9-0.

Motion 21-058: Jim Price moved to approve the appeal for Touchless Covers or equivalent boat covers. Scott Kutzley seconded.

Motion 21-059: Suprena Lohrer moved to table **Motion 21-058** for one month. Marty Ditello seconded. Passed 7-1-1.

Motion 21-060: Suprena Lohrer moved to suspend action on the appeal violation letters until October 13, 2021. Marty Ditello seconded. Passed 7-1-1.

Motion 21-061: Brian Welch moved to approve Lot #0716 appeal violation letter. Scott Kutzley seconded.

Motion 21-062: Sener Calis moved to kill the motion on the floor made by Brian Welch. Suprena Lohrer seconded. Passed 9-0.

Motion 21-063: Marty Ditello moved to set Trick or Treat for Saturday, October 30th, 4 pm-6 pm. Steve Grapp seconded. Passed 9-0.

Motion 21-064: Brian Welch moved to wave the three bid process and accept the bid from Buckeye Septic Tank to replace the metal culvert on the East side, not to exceed \$68,000. Steve Grapp seconded. Passed 9-0.

Motion 21-065: Michael Dorne moved to set the Property Owners' Meeting for Wednesday, October 27th at 7:30 pm. Marty Ditello 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; Marty Ditello – present; Kathi Platter – present; Suprena Lohrer – present; Scott Kutzley – present; Sener Calis – present; Jim Price – present; Brian Welch – present; Steve Grapp – present.

Property owners in attendance: Kris Cosgrove (Lot #0366), Greg Shepler (Lot #0160), Tim Moore (Lot #0164), Nancy Moore (Lot #0164), Ken Petry (Lot #0994), Bill Laney (Lot #0716), Gary Vance (Lot #0367), B.J. Laney (Lot #0701/0702).

Others in attendance: Mike Casimir, Deputy Rosales, Rodney Adkins from Touchless Covers.

Property Owners Time:

Greg Shepler (Lot #0160) is here to understand the complaint about boat covers from Touchless Covers.

Tim Moore (Lot #0164) is here to understand the complaint about boat covers from Touchless Covers.

Nancy Moore (Lot #0164) is here to understand the complaint about boat covers from Touchless Covers.

Ken Petry (Lot #0994) asked about the status of the electronic signs and why they were not working. Mike Casimir explained that the company that supplies the software is out of business. Mike is researching replacements for the signs.

Bill Laney (Lot #0716) stated that the warning letter he received regarding his boat cover was not warranted and wanted to better understand the board's position.

B.J. Laney (Lot #0701/0702) indicated that he appreciated the board's interest in protecting the lake but wanted to understand the board's position on the boat covers from Touchless Covers.

Approval of August 2021 Minutes:

Motion 21-056 was made and passed 9-0.

A suggestion was made to move New Business before Reports. **Motion 21-057** was made and passed 9-0.

New Business:

Boat Covers:

Rodney Adkins, a representative from Touchless Covers, reported on the benefits and aesthetics of the Touchless Covers Boat Covers, according to his company's opinion. He also indicated that his company provides mesh covers that take the place of the fabric covers. The board asked Rodney Adkins to provide a sample for their review.

The board discussed the Rules and Regulations as it relates to boat covers. Scott Kutzley asked Mike Casimir to post on the Choctaw Weekly a moratorium on future boat covers, until the next meeting.

Motion 21-058 was made and tabled by **Motion 21-059** passed 7-1-1. **Motion 21-060** was made and passed 7-1-1. **Motion 21-061** was made and killed by **Motion 21-062** passed 9-0.

Trick or Treat:

Motion 21-063 was made and passed 9-0.

The board took a break at 8:30 pm and returned at 8:36 pm.

Board of Trustees Committees:

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

Once the board receives the mesh boat cover samples, they will decide if a special meeting or working session is warranted.

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

Suprena Lohrer reported that the committee is scheduled to meet next month. Our investments stand at \$2,845,557. No changes have been made.

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

Brian Welch reported that we would need to address the secondary roads next year. There is nothing to report on the Dam. He provided the two quotes he received for the replacement of the metal culverts. **Motion 21-064** was made and passed 9-0.

Brian also indicated that we need to finish the swale drainage ditch that runs from Karok to the water and Access 2 swale this fall.

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

Michael Dorne indicated that the committee did not meet. Mike Casimir provided the lake water quality status via Choctaw Weekly and other social media platforms to keep the community informed.

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

Suprena Lohrer reported that the committee had not received the information from the vendor for the walking path. Mike Casimir is in contact with the vendor to make sure we have the information in time for presentation at the Property Owners' Meeting.

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

Jim Price provided the organization chart for the SLA. Michael Dorne and Jim Price will work together to provide additional definitions in the organization chart.

Lake Committees:

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

Scott Kutzley reported that the committee reviewed two additions and one new build. Scott provided details regarding the addition of a detached garage. Based on the Building Code, the additional garage must connect the roofs and one wall to be considered one structure.

Choctaw Utilities: (*Kathi Platter, Scott Kutzley*)

Kathi Platter provided the Choctaw Utilities report and budget from the August 2021 quarterly meeting. Kathi reported that Choctaw Utilities policy provides these documents to CLPOA on the 10th of every month.

Patrol: (*Chief Rosales*)

Chief Rosales reminded all of the September 11th Memorial.

Property Manager: (*Mike Casimir*)

Mike Casimir provided the AR Aging Summary updates and spending plans. We expect to get full payment from the property that is up for Auction on October 11th. We received full payment for one of the outstanding debts and full payment from the sold house.

Mike Casimir included in his report the records request to see the contract between CU and CLPOA and that it was denied by the CU board president and secretary because there is no contract. Per the Records Request rules and process, the denied request must come to the board for discussion.

Communications: (*Marty Ditello, Kathi Platter*)

Marty Ditello indicated that he was not able to meet with Kathi. Mike Casimir had a call with the vendor to discuss the likes and dislikes of the website. There are a few action items to address before the next meeting in three weeks.

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

Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reported that the two events were very successful. One hundred ninety-one people attended the Pancake Breakfast. There were almost 500 people for the Labor Day Events; consequently, there were long lines at the ice cream and food trucks during the concert. We will look into getting more food trucks for next year's Labor Day Festivities.

Marty Ditello reported that the turnout for Movie Night was low. It was probably due to it being a football night.

There are currently no events scheduled for New Year's Eve or Halloween. Michael Dorne and Marty Ditello will look into a possible Halloween Party.

Treasurer: *(Kathi Platter, Suprena Lohrer)*

Kathi Platter provided the treasurer's report. Everything is looking great.

Old Business:

N/A

Comments, Announcements and other buiness:

Property Owners' Meeting:

Motion 21-065 was made and passed 9-0.

Marty Ditello moved to adjourn the meeting. Sener Calis seconded. Motion passed 9-0.

Meeting adjourned at 9:30 pm.

Minutes compiled by Barbara Moore.