

CLPOA Board of Trustees Meeting – July 13, 2020 – Approved August 11, 2020

Board of Trustees Meeting

Motion 20-048: Steve Grapp made an eMotion on June 12, 2020, to approve the fence height variance at Lot #1023. Bill Laney seconded. Motion passed unanimously, 9-0.

Motion 20-049: Christine Cooney made an eMotion on June 16, 2020, to adopt the Anti-Harassment Policy as presented by Kaman & Cusimano, dated June 12, 2020, and that the CLPOA amend the Rules and Regulations Item 36 to read: “Harassment: See CLPOA Anti-Harassment Policy” and that the effective date in the Rules and Regulations is the same as the final vote on this motion.

Motion 20-050: Steve Grapp made an eMotion on June 20, 2020, to approve amendments to the Anti-Harassment Policy to correct CLPOA specific titles used within the policy. Michael Dorne seconded. Motion passed unanimously, 9-0.

Motion 20-051: Suprena Lohrer moved to adjust the agenda to move New Business after the Property Owners’ Time. Bill Laney Seconded Passed 9-0.

Motion 20-052: Dave Wheatley moved to approve the June 2020 minutes as corrected. Jim Price seconded. Passed 9-0.

Motion 20-053: Bill Laney moved to approve all weddings that abide by the Madison County Health and the Ohio State Health Departments’ guidelines. Steve Grapp seconded. Passed 9-0.

Motion 20-054: Jim Price moved to approve all concerts going forward. Suprena Lohrer seconded. Passed 7-2

Motion 20-055: Bill Laney moved to approve the Choctaw Lake Pickleball Club. Suprena Lohrer seconded. Passed 8-0, 1-abstained.

Motion 20-056: Christine Cooney moved to change Section 13, Item K of the Rules & Regulations to read “1st offense, \$15 fine. Suprena Lohrer seconded. Failed 0-9.

Motion 20-057: Angela Watson moved to change Section 13, Item K of the Rules & Regulations to remove “1st Warning” and change 1st offense to \$50. Suprena Lohrer seconded. Passed 5-4.

Motion 20-058: Christine Cooney moved to approve the draft of the attorney’s letter sent to Lot #0460 and Lot #0490. Dave Wheatley seconded. Passed 9-0.

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

Roll Call: Bill Laney – present; Treasurer Suprena Lohrer – present; Vice-President Michael Dorne; Brian Welch – present; Angela Watson – present; Dave Wheatley – present; Jim Price – present; Steve Grapp – present, via phone; President Christine Cooney – present, via phone.

Property owners in attendance: Joe & Emily Sesnowich (Lot #803), Sue Hackett (Lot #737), Sener Calis (Lot #966), Paul & Nina Casa (Lot #231).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:

Joe & Emily Sesnowich (Lot #803) reported that their drive is falling into disrepair and after review of replacement options, they like chip seal the most. They understand that this option goes against the CLPOA Building Regulations and asked if this could be changed. To be addressed under New Business.

Sue Hackett (Lot #737) and Sener Calis (Lot #966) provided a Choctaw Lake Pickleball Club Charter and asked that the board approve it as a CLPOA official club. They indicated that they have about 30 members now and the courts are being used every morning from 9 a.m. to Noon. They intend to offer Pickleball classes for all ages. To be addressed under New Business.

Sener Calis (Lot #966) expressed concern about the continued speeding and the use of golf carts and ATVs by underage drivers. To be addressed under New Business.

Paul & Nina Casa (Lot #231) requested that the board approve the use of the Lodge for a wedding in August. They provided documentation on how the wedding will be handled and all the COVID-19 protections they plan to enforce. The governor's Covid-19 exemptions allow for weddings of 300 or less and they expect to have around 250 guests. To be addressed under New Business.

Motion 20-051 was made and passed 9-0.

Approval of June 2020 Minutes:

Motion 20-052 was made and passed 9-0.

New Business:

Property Owners Time:

Paul & Nina Casa's (Lot #231) request to approve the use of the Lodge for a wedding in August was discussed. The document provided by Paul & Nina was reviewed. The board suggested that keeping track of the guests and contact information would be necessary. Future wedding requests were discussed. **Motion 20-053** was made and passed 9-0.

Other Rentals:

The board discussed other rentals, National Night Out, Concerts, graduations, etc. The board discussed in detail how we could move forward with the concert scheduled for Saturday, July 18th, and future concerts. **Motion 20-054** was made and passed 7-2. Mike Casimir will communicate the requirements to the community in the Choctaw Lake Weekly.

Joe & Emily Sesnowich's (Lot #803) request for approval of a Chip & Seal driveway. The Building Review Committee was tasked with researching Chip & Seal to determine if its use would be allowed.

Sue Hackett (Lot #737) and Sener Calis's (Lot #966) request for a Choctaw Lake Pickleball Club. Discussion of how the courts differ from Tennis and when resurfacing, if this could be taken into account. **Motion 20-055** was made and passed 8-0, 1-abstained.

Sener Calis's (Lot #966) concern about the continued speeding and the use of golf carts and ATVs by underage drivers was discussed. Chief Bell indicated that ATV and golf cart drivers, by Ohio Law, must have a valid

driver's license. Adding more traffic calming devices and increasing the cost of citations were discussed.

Motion 20-056 was made and failed 0-9. **Motion 20-057** was made and passed 5-4.

Document/Policy Control Numbers:

Dave Wheatley suggested that documents and policies should have identification numbers with revision numbers and dates. The current process is to identify the date of a change in the section of the document that is changing. After discussing our current process remains.

Fireworks Warnings/Fines:

The board and Chief Bell reviewed how the personal fireworks were handled from a security and Ohio law perspective. Chief Bell provided the reports to Mike Casimir for appropriate action.

Welcome Package:

Joy Crace developed a Welcome Package which includes information about the lake, the Tribal Brochure, etc, and would like to provide it to all new property owners. The board thought it was a good idea but it should not be an advertisement or solicitation for Crace & Associates.

Board of Trustees Committee Reports:

Constitution, Rules & Regulations: (*Chair – Steve Grapp*)

Steve Grapp sent out the new Rules & Regulations to everyone.

Investment: (*Chair – Dave Wheatley*)

Dave Wheatley reported that our investment stands at \$2,171,773. Even though the market is down 3 points, the investments are holding their own.

CLPOA/CU Exploratory: (*Co-Chairs – Christine Cooney, Kent Feliks*)

Christine Cooney reported Suprena Lohrer sent our taxes to Paul Rennit per the request of Kent Feliks, Kent is waiting for Paul's response.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch*)

Brian Welch reported that the striping was completed on all the main arteries. Thermoplastic was used for the striping on West Choctaw as a test for the reliability and lifespan of the Thermoplastic application.

Brian also reported on the work being done on the soccer field and additional plans for the parks. The drainage work should be done this year.

Lake Water Quality: (*Chair – Michael Dorne*)

Mike Casimir indicated that the water was checked today and a sample was sent to the lab. He also reported that things are holding steady and the committee is very pleased with the way the water looks. He will continue to monitor and respond accordingly. Mike will keep the community updated in the Choctaw Weekly.

Land/Facility & Long Range Planning: (*Chair – Suprena Lohrer*)

Nothing to report.

Personnel: (*Chair – Jim Price*)

Jim Price reported that he is reviewing the job descriptions from last year and will report next month.

Lake Committee Reports:

Building Review: (*Chair – Bill Laney*)

Nothing to report.

Choctaw Utilities: (*Chair – Brian Welch*)

Brian Welch reported on the election of officers for CU. Dave Lohrer, President, Dick Hanna, Vice-President and Kent Feliks, Secretary/Treasurer. Dave Wheatley asked if the extra monies that were being collected for the future, are being held in a separate account. Brian Welch will check on this.

Collections: *(Chair – Suprena Lohrer)*

Christine Cooney reported that the office is handling collections. The collections report was reviewed and discussed.

Patrol Report: *(Chief Bell)*

Chief Bell reported that Deputy Rosales is training two new Deputies that were approved by the Sheriff. There are now nine Deputies, consisting of three full time.

Property Manager Report: *(Mike Casimir)*

Mike Casimir looked into additional storage buildings and is acquiring pricing. He is still in the early stage of planning but expects to have drawings by the end of the year. All the current storage units are full and there is a waiting list.

Mike Casimir provided documents to the board of architectural drawings for walk paths and the parks. These were reviewed and discussed.

Communications & Publications: *(Chair – Brian Welch)*

Nothing to report.

Recreation: *(Chair – Angela Watson)*

Angela Watson reported that the committee is still discussing the Labor Day Weekend activities. The Pancake Breakfast will not take place. Angela will look into possible food trucks for the Community Days Dinner. The Friday and Sunday concerts are still scheduled to take place.

Sewer Report: *(Chair – Michael Dorne)*

Nothing to report. Next Sewer Board meeting is August 4th at 7:00 p.m.

Treasurer Report: *(Suprena Lohrer)*

Suprena provided the financial package. The board reviewed and discussed.

Old Business:

Non-Profit Activities:

Bill Laney looked into the saving of money with the Choctaw Utilities Company. He is looking into this from the perspective of what is best for the property owners. There is a duplication of effort with the two entities being separate. Bill will continue to investigate.

Potential Litigation:

Christine forwarded all the documents to a litigation attorney. He drafted three letters, going to Lot #0460, Lot #0490, and CLPOA which the board reviewed. **Motion 20-058** was made and passed 9-0. Mike Casimir will follow up with Lot #0452. Christine Cooney will request a final copy with the changes approved.

Dave Wheatley moved to adjourn the meeting. Jim Price seconded.

Meeting adjourned at 10:25 p.m.

Minutes compiled by Barbara Moore.