

**CLPOA Board of Trustees Meeting (2021 Board) – August 8, 2022 – Approved September 21, 1922**

**Board of Trustees Meeting**

**Motion 22-045:** Suprena Lohrer moved to approve the July 11, 2022 minutes, as amended. Michael Dorne seconded. Passed 8-0.

**Motion 22-046:** Scott Kutzley moved to approve a variance request for the replacement of the shed at Lot #0510 with a setback of only two feet from the property line. The shed will be a maximum dimension of 8' by 20' and will be set back from the existing house by ten feet minimum. Steve Grapp seconded. Failed 3-5.

**Motion 22-047:** Marty Ditello moved to move forward with foreclosure on property number five on the AR report as presented. Sener Calis seconded. Passed 7-1.

**Motion 22-048:** Suprena Lohrer moved to set the Trick or Treat date and time for Saturday, October 29<sup>th</sup>, 4 p.m. - 6 p.m. Marty Ditello seconded. Passed 8-0.

**Motion 22-049:** Marty Ditello moved to hold the Fall Property Owners Meeting on Wednesday, October 26<sup>th</sup>, at 7:30 p.m. Suprena Seconded. Passed 8-0.

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

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

**Property owners in attendance:** Natalie Nibert (Lot #0429), Jeff Tate (Lot #0156), Junive O’Neill (Lot #0766), Gregg O’Neill (Lot #0766), Ron Poe (Lot #0580), Scott Cosgrove (Lot #0366), Brian Killian (Lot #0710).

**Others in attendance:** Chief Jake Rosales, Mike Casimir

**Property Owners Time:**

Natalie Nibert (Lot #0429) presented her charter to create a Yoga Club that will be opened to all Choctaw Lake residents, regardless of ability. She expects to conduct a Vinyasa Yoga on Wednesdays at 6:00 p.m.

Jeff Tate (Lot #0156) and Ron Poe (Lot #0580) asked for a reconsideration of a nay vote for the metal boat dock construction. Additional photos and materials were provided to the board for their review.

Scott Cosgrove (Lot #0366) requested that the December 7<sup>th</sup> Special Meeting minutes be added to the website.

**Approval of July 2022 Minutes:**

**Motion 22-045** was made and passed 8-0.

**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 our investments are back up to \$2,806,345.42. Last month she indicated that our investments were down and reported the balance at \$2,685,907.

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

Scott Kutzley reported that the Dam inspection is rescheduled.

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

Report as submitted.

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

Suprena Lohrer reported that the special groups' meetings were conducted. The walking path sub-committee met and established a final plan. The reserve study is ongoing, and we expect it to be completed in four to six weeks.

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

Nothing to report

**Lake Committees:**

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

Scott Kutzley provided an update on all the current committee’s reviews.

He discussed the variance for replacing a shed at Lot #0510. **Motion 22-046** was made and failed 3-5.

**Choctaw Utilities Report:** (*Kathi Platter*)

Report as submitted.

**Patrol:** *(Chief Rosales)*

Report as submitted.

**Property Manager:** *(Mike Casimir)*

Mike Casimir thanked Chief Rosales and his team for the successful National Night Out Event.

Mike Casimir provided a rate sheet for the board to review. He reported that in the future, we need to consider increases in assessments and rental properties to increase our income. The board expects to review the proposed rental rates in September.

The board reviewed the list of property owners in arrears. **Motion 22-047** was made and passed 7-1.

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

Mike Casimir reported on the status of the web domain Choctawlake.com and website.

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

Nothing to report.

**Recreation:** *(Sener Calis, Marty Ditello)*

Mike Casimir reported that the tickets for the Community Days meal are currently on sale. No tickets will be sold the day of the event.

**Treasurer:** *(Kathi Platter)*

Report as submitted.

**Old Business:**

NA

**New Business:**

**Trick or Treat date:**

There was good feedback regarding the earlier time set for Trick or Treat in 2021. **Motion 22-048** was made and passed 8-0.

**Fall Property Owners Meeting:**

**Motion 22-049** was made and passed 8-0.

**Property Owners:**

The board reviewed Natalie Nibert's request for a Vinyasa Yoga Club. The board asked Natalie to provide more information about how the club will give back to the community.

The board reviewed Jeff Tate's and Ron Poe's request for a variance for the metal boat dock. Due to the amount of information provided to the board, the board postponed any decision until the September meeting.

Scott Cosgrove requested the December 7<sup>th</sup> Special Meeting minutes to be added to the website. Marty Ditello indicated that he would look into this.

Marty Ditello moved to enter executive session at 8:13 p.m. to discuss pending or imminent litigation. Suprena Lohrer seconded. Passed 8-0.

Michael Dorne was excused.

Sener Calis moved to return from executive session at 8:25 p.m. Suprena Lohrer seconded. Passed 7-0.

Marty Ditello moved to adjourn at 8:26 p.m. Kathi Platter seconded. Passed 7-0.

Meeting adjourned at 8:26 p.m.

*Minutes compiled by Barbara Moore.*