

CLPOA Board of Trustees Meeting – June 12, 2023 – Approved July 10, 2023

Board of Trustees Meeting

Motion 23-033: Vicki Presnell made an eMotion to approve request to allow sale of 1320 Chickasaw to Home Vestors of America/Resolute Equities LLC for the stated purpose of renovation to resell as private residence. Michael Dorne seconded. Passed 9-0.

Motion 23-034: Marty Ditello made an eMotion to approve WS Service Company LLC to be the new statutory agent for the CLPOA with the State of Ohio, furthermore, to instruct WS Service Company LLC to complete all appropriate paperwork with the State of Ohio and to file on behalf of CLPOA. Vicki Presnell seconded. Passed 9-0.

Motion 23-035: Marty Ditello moved to accept the May 15, 2023, meeting minutes as amended. Sener Calis seconded. Passed 9-0.

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

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

Property owners in attendance: Verlyn & Diane Bailly (Lot #0578), Thad & Beth Gifford (Lot #0475), Ken Williams (Lot #0226), Brian Welch (Lot #0715), Scott & Kris Cosgrove (Lot #0366), Keely & Chris Carabin (Lot #0030), Amy Harman (Lot #0022), Mike Koesters (Lot #0624), Rodney & Shelly Williams (Lot #0265, 0266), Maria & Seth Kestner (Lot #0061, 0062), Judy Walker (Lot #0608), Pam Adkins (Lot #0674), Stephanie Dewees (Lot #0029), Kurt Berschet (Lot #00204, 0205), Joan Grieco (Lot #0583), Chad & Kelly Hummell (Lot #0034), Shelia Gartland (Lot #0892), Melany Corlew (Lot #0609), Dinah Burns (Lot #0776), Gary Vance (Lot #0367), Dennis Wiser (Lot #0194, 0191), Dar Jones (Lot #1038), Susan Harty (Lot #0023), Kathleen & William Ogden (Lot #0493), Ken Petry (Lot #0994), Chantal Weldon (Lot #0683, 0684), Amanda Johnson (Lot #0926), Becky Reitzel (Lot #0032), Brian Killian (Lot #0710), Gary Zimmerman (Lot #0893), Steve & Becky Gainer (Lot #0909), Sue Ake (Lot #1080), Brenda (Lot#)

Others in attendance: Chief Rosales.

Property Owners Time:

Verlyn & Diane Bailey (Lot #0578) came here to support our neighbors.

Keely & Chris Carabin (Lot #0030) wanted to thank everyone for coming out.

Rodney Williams (Lot #0265, 0266) voiced his concern and is against any B & B's

Seth Kestner (Lot #0061, 0062) is against short-term rentals. In his job with the Ohio organized crime investigative committee he knows that short-term rentals around the state have led to problems with drugs, which is his biggest concern with them.

Judy Walker (Lot #0608) supports the neighbors against short-term rentals.

Pam Adkins (Lot #0674) is concerned about language preventing someone from staying at your house when on vacation, as in watching your home and animals.

Stephanie Dewees (Lot #0029) thanked the board for putting this on the agenda. She also appreciated everyone's opinion on the short-term rentals. When she personally had to deal with this issue, she couldn't believe that this was something that would be allowed. So she is thankful to the board for bringing this to the table and our lawyers for looking for a resolution.

Joan Grieco (Lot #0583) does not support short-term rentals and lending a house as payback for people working for them. She recommended that a property owner be there.

Chad Hummell (Lot #0034) came to support their friends dealing with short-term rentals.

Dinah Burns (Lot #0776) indicated that the property owner should let the neighbors and patrol know they will not be at home and what people are allowed to be there.

Dennis Wiser (Lot #0194, 0191) came to get more background on this issue. They just recently purchased a house they intend to rent for a year. He indicated that the guest registration process loophole needs to be addressed.

Dar Jones (Lot #1038) is against short-term rentals like Airbnb and VRBO or whatever the next thing they have.

Susan Harty (Lot #0023) is against short-term rentals.

Ken Petry (Lot #0994) pointed out that the Restrictive Covenants indicated that the property must be used for residential purposes. He also asked about the status of the lawsuit.

Chantal Weldon (Lot #0683, 0684) is against short-term rentals.

Amanda Johnson (Lot #0926) is against short-term rentals.

Brian Killian (Lot #0710) provided the board with documents from Shawnee Lake as a sample on identifying property owners with power boats and jet skis on the lake without a property owner on board.

Kurt Berschett (Lot #0204, 0205) inquired about the lawsuit verdict and cost to the property owners. He also recommended a substantial fine for undercutting the Rules & Regulations.

Brenda (Lot # , Cayuse Dr, did not sign-in) reported that there is a renter across the street from them. The property owner has owned the property for six years and has had nine renters. The sheriff was at the house every month last year. Because of her experiences, she opposes all short-term rentals.

Approval of May 2023 Minutes:

Motion 23-035 was made and passed 9-0.

Board of Trustees Committees:

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

To be discussed during Old Business. Steve Grapp thanked Brian Welch for researching and working with our attorney on the short-term rentals. Steve Grapp pointed out that the Constitution and Deed Restriction documents can only be changed by the property owners at a Property Owners' meeting. The instructions on how to do this are in the Constitution.

Steve Grapp reported that last month the Lake Manager did not approve the sale of a property by an LLC that wanted to use the property as an Airbnb.

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

Suprena Lohrer reported that our investments are up 2% YTD and up 4.36% rolling six months. The committee will meet to review and ensure our investment follows our investment policy.

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

Nothing to report.

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

Scott Kutzley reported that we did a phosphorous test and will do a light treatment next week.

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

Nothing to report.

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

Michael Dorne reported that the committee will meet in July.

Lake Committees:

Building Review: (*Scott Kutzley, Dan Moran*).

Nothing to report

Patrol: (*Chief Rosales*).

Report as submitted.

Property Manager: (*Mike Casimir*).

Report as submitted.

Treasurer: (*Kathi Platter*).

Report as submitted.

Old Business:**Short-Term Rentals:**

The attorney has suggested wording for short-term rentals for the board to review. A property owner was concerned about language preventing them from hiring someone to house sit or animal sit. The board suggested some changes. The next steps are to take the document and changes to our new attorneys.

Michael Dorne suggested adding a couple of property owners to the committee to help in the review.

Keely Carabin (Lot #0030) indicated that she started investigating and found that the City of Upper Arlington has written language into their City documents that prevents short-term rentals. These were forwarded to Mike. Steve asked Keely to forward the documents to him.

Steve Grapp will start the process and provide the information on the Choctaw Website with a notice in the Choctaw Weekly and requests for volunteers who want to be involved.

Boat Parking:

Vicki Presnell reported that she would prepare an email for the board members for review. There are no recommendations at this time, but she would like input from the rest of the board.

New Business:**Outdoor Shower/Clean-up at Beach Area:**

Michael Dorne reported on his discussion with other property owners who would like the lake to install a quick shower system near the Arrowhead.

Property Owners:

Brian Killian (Lot# 0710) Marty Ditello indicated we would address the Power Boat Registration.

Ken Petry (Lot #0994) and Kurt Berschett (Lot #0204, 0205) Marty Ditello reported they were still finalizing the lawsuit information and will provide the outcome and the cost to the community. The report should be out very soon.

Marty Ditello moved to adjourn at 7:56 p.m. Kathi Platter seconded. Passed 9-0.

Meeting adjourned at 7:56 p.m.

Minutes compiled by Barbara Moore.