CLPOA Board of Trustees Meeting – March 9, 2021 – Approved April 13, 2021

Board of Trustees Meeting

Motion 21-017: Michael Dorne moved to accept the February 9, 2021 (2020 Board) Minutes as amended. Suprena seconded. Passed 9-0.

Motion 21-018: Suprena Lohrer moved to accept the February 9, 2021 (2021 Board) Minutes as amended. Sener Calis seconded. Passed 9-0.

Motion 21-019: Suprena Lohrer moved to transfer $21,318.17 from Operations Budget to Miscellaneous Capital. Sener seconded. Passed 9-0.

Motion 21-020: Steve Grapp moved to approve JD's proposal to lift the lien as long as the payments are met. Brian Welch seconded. Passed 9-0.

Motion 21-020A: Suprena Lohrer moved to amend **Motion 21-020** to include a payment plan approved by Kaman & Cusimano. Steve Grapp seconded. Passed 9-0.

Motion 21-021: Marty Ditello moved to memorialize the consensus of our plan and commitment going forward with the CU and CLPOA Board. Steve Grapp seconded. Roll Call Vote: Michael Dorne – Yes, Steve Grapp – Yes, Suprena Lohrer – Yes, Scott Kutzley – Yes, Kathi Platter – Yes, Jim Price – Yes, Brian Welch – Yes, Marty Ditello – Yes, Sener Calis – Yes. Passed 9-0.

Motion 21-022: Marty Ditello moved to postpone indefinitely, **Motion 20-707**. Michael Dorne seconded. Passed 7-2.

Motion 21-023: Steve Grapp moved to re-appoint Bob O'Connor and Dave Rankin for a three-year term on the Choctaw Utilities board. Sener Calis seconded. Passed 9-0.

Motion 21-024: Marty Ditello moved to nominate Verlyn Bailly for a two-year term on the Choctaw Utilities board. Steve Grapp seconded. Passed 9-0.

Motion 21-025: Jim Price moved to nominate Dave Rodgers for a two-year term on the Choctaw Utilities board. Michael Dorne seconded. Passed 9-0.

Motion 21-026: Steve Grapp moved to renew Barbara Moore's contract at the new rate. Suprena Lohrer seconded. Passed 9-0.

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

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

Property owners in attendance: Dave Lohrer (Lot #0527), Ken Petry (Lot #994), Dave Wheatley (Lot #357), Mike Pompura (Lot #897), Dinah Burns (Lot #733), Bob O'Connor(Lot #0791A), Verlyn Bailly (Lot #578).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:
Dave Lohrer provided an update on the status of Choctaw Utilities. He addressed water testing, the gas leak that fixes, past-due accounts, auditor, depreciation, and letter of engagement for drafting the new by-laws.

Ken Petry (Lot #994) asked the board to consider revising the boat dock agreement to allow the property owners to put in their boats on April 1 instead of the current May 1.

Dinah Burns (Lot #733) interested to hear the committee's plan and the timeline for live streaming.

Bob O'Connor (Lot #0791A) requested the board re-nominate him for the Choctaw Utilities board.

Verlyn Bailly (Lot #578) indicated that he had put his name in the hat for the Choctaw Utilities board position and was interviewed by the Choctaw Utilities board last night. He believes he can provide some value as a board member and requested that Choctaw Utilities nominate him for one position.

Approval of February 2021 (2020 Board) Minutes:
Motion 21-017 was made and passed 9-0.

Approval of February 2021 (2021 Board) Minutes:
Motion 21-018 was made and passed 9-0.

Board of Trustees Committees:
Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)
Brian Welch reported that there are outstanding changes to the Constitution that need property owner approval. He expects to get these changes into the April Peace Pipe for the property owners to review before the Property Owners' meeting.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Suprena Lohrer reported that the committee expects to meet before the April meeting. She and Mike Casmir reviewed the value of all the accounts. The accounts total $2,542,250. Nothing has changed since Dave Wheatley reported on the accounts in February.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch indicated a review of the culverts under the secondary roads must occur. The study will allow us to identify and replace the pipes that are in poor condition before paving the roads.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Michael Dorne reported that due to the water coming back up, there wasn't any potential for winter dredging. Scott Kutzley indicated too many variables occur during the Ohio winter months to allow for any mechanical dredging; however, the committee will revisit it next fall.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Suprena reported that the next committee meeting expects to review where we are, how we got here, and our future plans.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis, Kathi Platter)*
Jim Price reported that job descriptions approved in October 2020 were reviewed for all employees.

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley indicated that there is nothing to report but expects things to pick-up in the spring.

Choctaw Utilities: *(Brian Welch, Scott Kutzley)*
Brian Welch indicated that he had nothing to add to Dave Lohrer's report given during the property owners' time.

Patrol: ***(****Chief Bell)*
Report as submitted.

Property Manager: *(Mike Casimir)*
Mike Casimir asked the board to approve moving the funds from the Operations Budget to the Miscellaneous Capital. This move saves us on taxes. **Motion 21-019** was made and passed 9-0.

Mike Casimir reviewed a letter from a property owner regarding options for payments on a lien. **Motion 21-020** was made and passed 9-0. **Motion 21-020A** amended **Motion 21-020** was made and passed 9-0.

Communications: *(Marty Ditello, Kathi Platter)*
Marty Ditello reviewed, from the last meeting, the consensus of this board to move forward in partnership with Choctaw Utilities in a productive and professional manner. We also agreed to give Choctaw Utilities time to speak at each CLPOA BoT meeting, and Choctaw Utilities would provide us with an update on the Choctaw Utilities financials. Marty indicated that he wanted this board to memorialize the commitment that this board stands behind and supports Choctaw Utilities in their efforts to create new by-laws, switching to a not-for-profit entity if it makes financial sense for the community, ultimately reducing costs. **Motion 21-021** was made and passed 9-0.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Michael Dorne submitted a report that listed some of the essential action items that this committee is researching. He is looking to attract some community members to join this committee.

Recreation: *(Sener Calis, Michael Dorne)*
Marty Ditello is still working on the movie theatre project. Mike Casimir reported that the July 4 fireworks are scheduled for the 4th of July. The Crace's are sponsoring the 4th of July Fireworks. Mike is still working on a sponsor for the Labor Day fireworks.

Mike Casmir reported that the Summer Concert Series is scheduled. Ernie's Pharmacy is sponsoring this event again this year. The schedule will be posted in the April Piece Pipe and Choctaw Weekly.

Mike Casimir gave an update on the tennis and basketball court projects. The courts will not be available for a (3) three-month timeframe once the project starts. July 1 is the expected completion date.

Sewer: *(Brian Welch)*
Brian Welch read a letter from Bob Dana, the current Choctaw Lake representative. Discussion followed.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter thanked Mike Casimir and Suprena Lohrer for the great work done by them. Kathi was still looking over the information, and Mike Casimir explained the accounts. Suprena Lohrer reminded everyone that February is the end of our fiscal year, and March starts a new fiscal year.

Old Business:
Marty Ditello indicated that the board needs to address the outstanding motion 20-707 that was tabled. **Motion 21-022** was made and passed 7-2.

Jim Price indicated that he wants to have a special meeting to change Amendment 5, Section 5 of the Choctaw Utilities by-laws so that this board can review the Choctaw Utilities financials. Jim Price suggested bringing back up **Motion 21-011** and **Motion 21-011A;** however, this motion was rescinded by **Motion 21-013** and cannot be brought back. Discussion followed.

The board discussed the timeline for a draft of the by-laws, review by both boards, and presentation to the property owners. Dave Lohrer will provide an update during the time allotted for the Choctaw Utilities updates.

New Business:
Appointments to CU Board:
Motion 21-023 was made and passed 9-0. **Motion 21-024** was made and passed. **Motion 21-025** was made and passed.

Renewal of Barbara Moore's Contract (stenography)
Motion 21-026 was made and passed.

Renewal of Christine Cooney's Contract (webmaster)
Christine Cooney asked not to renew her contract. Michale Dorne suggested that we look for a webmaster to help with both websites (CU & CLPOA). Mike Casimir will start the search and bring candidates to the board.

Tentative P.O. Mtg Agenda
Suprena Lohrer reviewed the list of items that are usually presented to the property owners. A meeting is scheduled to finalize the agenda and discussion points.

The board discussed the Community Garage Sale. The board decided to wait until we hear if the Governor will change any of the current COVID Heath restrictions/recommendations.

The board discussed Ken Petry's request to consider changing the date for boat dock access on the board dock contract. Mike Casimir indicated that there are still some old wood docks, and those have to be taken out for the winter and put back in for the spring. He reported that he would look into changing the date once all the docks are replaced. The date is only there to give the maintenance crew time to get the wooden docks in and to install the new floating docks.

Michael Dorne moved to adjourn. Jim Price seconded. Motion passed 9-0.

Meeting adjourned at 8:54 p.m.

Minutes compiled by Barbara Moore.