CLPOA Board of Trustees Meeting – November 10, 2021 – Approved January 10, 2022

Board of Trustees Meeting

Motion 21-072: Kathi Platter made an eMotion on October 21, 2021, to pen and ink change to the CLPOA signed Operator SLA (reference attached), to correct Addendum V to read. "Spending Policy is currently being worked on. Promised date of December 31, 2021." Marty Ditello seconded. Passed 9-0, unanimously.

Motion 21-073: Marty Ditello made an eMotion on October 25, 2021, to authorize the Board President to execute the Supplemental Employment Contract between CLPOA and Mike Casimir, with an effective date of October 25, 2021. Michael Dorne seconded. Passed 9-0, unanimously.

Motion 21-074: Suprena Lohrer moved to approve the October 13, 2021 minutes as amended. Brian Welch seconded. Passed 8-0.

Motion 21-075: Marty Ditello moved to approve Mike Casimir to spend up to $50,000 for dock replacement/expansion by the end of December. Kathi Platter seconded. Passed 8-0.

Motion 21-076: Sener Calis moved to approve the appeal of the 6-ft fence extension for Lot #1078. Jim Price seconded. Passed 5-3.

Motion 21-077: Marty Ditello moved to appoint Beth Gifford to join Mike Pompura for the Nominating Committee. Steve Grapp seconded. Passed 9-0.

Motion 21-078: Marty Ditello moved to appoint Thad Gifford as the 3rd person for the Nominating Committee. Steve Grapp seconded. Passed 9-0.

Motion 21-079: Marty Ditello moved to appoint Jeff Pitt, Brenda O'Connor, and Clem Estrada for the Ballot Counting Committee. Kathi Platter seconded. Passed 9-0.

Motion 21-080: Marty Ditello moved to set the ballots to be sent out by mail on January 3, 2022, for this upcoming election. Steve Grapp seconded. Passed 9-0.

Motion 21-081: Marty Ditello moved to set the deadline for ballots to be received postmarked by Tuesday, February 1, 2022. Suprena Lohrer seconded. Passed 9-0.

Motion 21-082: Marty Ditello moved to accept the Kaman and Cusimano contract as presented, effective December 1, 2021. Sener Calis seconded. Passed 8-1.

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 –arrived late; Marty Ditello – present; Kathi Platter – present; Suprena Lohrer – via phone; Scott Kutzley – present; Sener Calis – present; Jim Price – present; Brian Welch – present; Steve Grapp – present.

Property owners in attendance: Robyn Gauvin (Lot #1078), Dave Rankin (Lot #0889), Gary Vance (Lot #0367), Ken Petry (Lot #0994), Vicki Presnell (Lot #1061), B.J. Laney (Lots #0701/0702), Thad Gifford (Lot #0475), Beth Gifford (Lot #0475).

Others in attendance: Mike Casimir, Deputy Rosales.

Property Owners Time:
Robyn Gauvin (Lot #1078) the property she purchased had an unattractive chain-link fence, so she removed it. She worked with Mike on replacing the fence around the property with 4-ft fencing. She is asking for a variance to add 24-ft of 6-ft fence along the side where the neighbor already has a 6-ft fence, completing the fence line and connecting to her 4-ft fence.

B.J. Laney (Lot #0701/0702) reported that he was here to represent the false accusation that he violated the lake by-laws and also address the demand that he modify or remove the boat canopy. He also indicated that his interpretation of the ruling last month that every boat canopy must have the same interpretation applied to them.

Approval of October 2021 Minutes:
Motion 21-074 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 the committee met in October. Our YTD earnings on our investments are $24,264.00. Our total investment is $2,840,957.98. We are invested in cash and bonds and are waiting for our investment adviser to let us know if we should make any changes.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Nothing to report.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Nothing to report.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Mike Casimir reported that the committee met and reviewed the 2022 plan. Some items reviewed were adding five more docks to replace existing old ones; expansion of the number of docks; options for the upgrade of server, computers, and network; replacement truck for the Dodge. We were looking to spend in 2022 $106,000 out of the Equipment and Grounds Account. Mike indicated that we would get the end-of-year pricing if we ordered the docks in December and took delivery in March. **Motion 21-075** was made and passed 8-0.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis)*
Jim Price provided the personnel report.

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley recommended that the board approve the 6-ft fence expansion for lot 1078. **Motion 21-076** was made and passed 5-3.

Choctaw Utilities: *(Kathi Platter, Scott Kutzley)*
Kathi Platter reported that Choctaw Utilities was working on the investment policy. CLPOA and CU are working on the budget. She also provided the financials for the board to review.

Patrol: *(Chief Rosales)*
Chief Rosales reminded all that we are accepting Thanksgiving food donations for the Help House, with more information to come for Christmas donations. He also reported that there were no issues during the Trick or Treat activities.

Property Manager: *(Mike Casimir)*
Report as submitted.

Communications: *(Marty Ditello, Kathi Platter)*
Marty Ditello reported that the team was validating the to-do list for the website and provided a summary of activities and expectations.

Recreation: *(Sener Calis, Marty Ditello)*
Sener Calis reminded everyone that the Musicians Club is performing in the Lodge on Friday, November 19, at 7 p.m. The committee is looking at having a Pancake Breakfast with Santa, and it looks like Mr.& Mrs. Clause will be back for the Christmas parade. Santa's Mail Box will be available for the kids to send their letters to Santa. There may be some interest in a New Year's Eve party this year.

Michael Dorne arrived at 7:53 p.m.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Michael Dorne reported that he is planning to get more trials done and get more people involved.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter provided the treasurer's report. Profit & Loss Income vs. Actual depicts 85.4% earned of the $815,597 annual budget and 145.06% to monthly budget. Profit & Loss Expense vs. Actual depicts 69.6% expensed to annual budgeted amount of $770,397 and 112.35% expensed to monthly target.

Old Business:
NA

New Business:
Appointment of the nominating committee:
Motion 21-077 was made and passed 9-0. **Motion 21-078** was made and passed 9-0.

Appointment of the Ballot Counting committee:
Motion 21-079 was made and passed 9-0.

BoT Election Dates and Deadlines:
Motion 21-080 was made and passed 9-0. **Motion 21-081** was made and passed 9-0.

"Touchless Cover/Conestoga" Building Code Violation threat of litigation:

Address Denied Record Requests:

Marty Ditello moved to enter executive session at 8:08 p.m.to discuss additional board business; Touchless Covers, Records Request Denied, and Personnel. Michael Dorne seconded. Passed 9-0.

BoT returned from Execute Session at 9:33 p.m.

Motion 21-082 was made and passed 8-1.

Marty Ditello moved to adjourn at 9:38 p.m. Brian Welch seconded. Motion passed 9-0.

Minutes compiled by Barbara Moore.