

CLPOA Board of Trustees Meeting (2021 Board) – October 10, 2022 – Approved November 14, 2022

Board of Trustees Meeting

Motion 22-058: Marty Ditello moved to approve the September 21, 2022, minutes, as amended. Sener Calis seconded. Passed 9-0.

Motion 22-059: Scott Kutzley moved to accept the variance to allow a shed to be 14x20 instead of 14x16 on lot #0259. Michael Dorne seconded. Passed 6-2-1.

Motion 22-060: Marty Ditello moved to eliminate the Live Streaming Committee for the Lake. Suprena Lohrer seconded. Passed 9-0.

Motion 22-061: Marty Ditello moved to create a Fiber Optics Committee that will review, vet, and bring back to the board the current offering and any other potential offerings that would be in competition. Michael Dorne 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: Kathi Platter – present; Michael Dorne – present; Brian Welch – present; Jim Price – present; Scott Kutzley – present; Sener Calis – present; Suprena Lohrer – present; Marty Ditello – present; Steve Grapp – present.

Property owners in attendance: Dinah Burns (Lot #0773), Doug Henderson (Lot #0914), Ted & Karen Clemens (Lot #0584), Kevin Henderson (Lot #0259).

Others in attendance: Mike Casimir and Chief Rosales.

Property Owners Time:

Dinah Burns (Lot #0773) is looking for an update on the lawsuit against the community. Marty Ditello referred her to the Madison County website.

Dinah also commented that the new walking path is gorgeous. She wanted to know if there was an age limit for riding bikes on the path and if there were any winter maintenance plans for the walking path.

Doug Henderson (Lot #0914) reported that Mike Casimir has the paperwork for a variance for no driveway to the garage. Mike said that the Building Review committee is scheduled to review the paperwork tomorrow and will let Doug Henderson know its decision.

Ted & Karen Clemens (Lot #0584) have a fence that violates the Rules & Regulations and needs to be replaced. They provided pictures for the board to review.

Kevin Henderson (Lot #0259) submitted plans and requested a variance for a brand new 14x20 shed which is 4-ft bigger than our Building Code allows.

Approval of September 2022 Minutes:

Motion 22-058 was made and passed 9-0.

Board of Trustees Committees:

Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)

Steve Grapp requested an executive session to discuss a lake matter. Mike Casimir will research the easement responsibilities.

Brian Welch reported that the Association's Lawyers would draft short-term rental statements for our documents at \$280.

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

Suprena Lohrer reported that our total investment is \$2,380,436.55. We spent \$255,000 last month, which was spent on the walking path.

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

Brian Welch reported that the initial letter from the Engineering Review of the dam did not find any significant issues. The final report is due at the end of this month.

Some road areas have rough spots that we want to get patched. There were a couple of water main breaks where the road needs to be repaired and a bad spot on Chulahoma and Suqulak.

Mike Casimir reported that we are scheduled to inventory the steel culverts, on the West side of the lake, in the spring.

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)*

Suprena Lohrer reported that they are continuing to work on the reserve study. She will add the care and maintenance of the walking path.

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

Nothing to report

Lake Committees:

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

Scott Kutzley discussed the variance for the fence, which is part on one property and part on another and needs to be replaced or removed. If replaced, there is a need for a survey. The board will look at it and put forth a motion in November to remove or remove and replace it.

Scott Kutzley reported that the building review committee denied the shed, which is over 224 square feet. The property owner is requesting a variance for 280 square foot shed. **Motion 22-059** was made and passed 6-2-1.

Choctaw Utilities Report: *(Kathi Platter)*

Report as submitted.

Patrol: *(Chief Rosales)*

Report as submitted. Chief Rosales noted that he had two deputies resign.

Property Manager: *(Mike Casimir)*

Report as submitted.

Communications: *(Marty Ditello, Kathi Platter)*

Nothing to report.

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

Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reminded everyone of the upcoming Halloween party on October 29th. Trick or Treat is October 29th, 4 pm – 6 pm.

Treasurer: *(Kathi Platter)*

Report as submitted.

Old Business:

Property Owners Meeting October 26th:

Mike Casimir discussed the agenda and any other presentations or topics that need to be covered.

New Business:

Live Streaming:

Motion 22-060 was made and passed 9-0.

Fiber Optics:

Marty provided information regarding a fiber optics proposal to install, in the right of way, fiber optics for internet, television, and home phone. Further discussion is to take place in executive session. **Motion 22-061** was made and passed 9-0. Marty Ditello offered to be the Chair. Steve Grapp offered to be involved.

Bicycle riding age restriction: There will not be any restriction as to who will be allowed to ride on the walking path, except for motorized vehicles.

Suprena Lohrer addressed weather maintenance in the Long Range Planning section.

Marty Ditello summarized that the garage build on lot 0914 is expected to be reviewed tomorrow morning.

Marty Ditello summarized the 0584 lot fence variance. The board has seven days to visit the property and review the request.

Lot 0259 received a variance **Motion 22-059** for his new shed.

Marty Ditello moved to enter executive session at 8:17 p.m. to discuss lake business. Suprena Lohrer seconded. Passed 9-0.

Michael Dorne and Brian Welch were excused at 8:30 p.m.

Marty Ditello moved to return from executive session at 8:41 p.m. Suprena Lohrer seconded. Passed 7-0.

Marty Ditello moved to adjourn at 8:42 p.m. Suprena Lohrer seconded. Passed 7-0.

Meeting adjourned at 8:42 p.m.

Minutes compiled by Barbara Moore.