CLPOA Board of Trustees Meeting – April 14, 2025 – Approved May 12, 2025

Board of Trustees Meeting

Motion 25-027: March 28, 2025 Michael Dorne made an eMotion to accept the purchase of lot 0304 to 143 Oak, LLC, and 87 Chandler, LLC, pending all monies due to CLPOA and CUI are paid in full prior to closing. Kathi Platter seconded. Passed unanimously, 9-0.

Motion 25-028: Suprena Lohrer moved to approve the March 10, 2025 CLPOA Board of Trustees meeting minutes as amended. Gary Vance seconded. Passed 7-0.

Motion 25-029: Scott Cosgrove moved to waive the three-bid process per services included from SM&E Income quote titled Choctaw Lake dam and spillway evaluation dated 3/28/2025 to perform site survey at a cost of $33,220 and hydraulic analysis at a cost of $22,440 per the chart on page 7 to be paid out of the Dam fund. Suprena Lohrer seconded. Passed 7-0

Motion 25-030: Gary Vance moved to approve the requested 6-ft fence per drawing, 5-ft privacy and the top 1-ft non-privacy. Scott Cosgrove seconded. Passed 4-3.

Motion 25-031: Gary Vance moved to approve the variance for 12-ft walls on the detached garage on lots #0073 and #0074. Scott Cosgrove seconded. Passed 6-1.

Motion 25-032: Gary Vance moved to approve the variance for lots #0073 and #0074 to install an attached and detached garage with a combined square footage of 2,176 sq ft. Scott Cosgrove seconded. Failed 0-7.

Motion 25-033: Gary Vance moved to approve an amendment to the Building Code to add a non-refundable variance request fee per the attached fee schedule. Sener Calis seconded. Passed 7-0.

Motion 25-034: Suprena Lohrer moved to accept the offer from Valenti-Held of $8,295. Sener Calis seconded. Passed 7-0.

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

Roll Call: Dan Moran – excused; Scott Cosgrove – present; Gary Vance – present; Michael Dorne – present; Marty Ditello – excused; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis - present.

Property owners in attendance: Junive & Gregg O'Neill (Lot #0766), Paul & Anne Sayre (Lot #0538).

Others in attendance: Mike Casimir.

Property Owners Time:
Gregg O'Neill (Lot #0766) reminded the board about his request to publish information about the clubs in the Peace Pipe. Nathan Stull reported that this information will be published on the new website, scheduled for June.

Paul Sayre (Lot #0538) interested in enhancements to the walking path.

Approval of March 10, 2025 Minutes:
Motion 25-028 was made and passed 7-0.

Michael Dorne provided for the record and acknowledged **eMotion 025-027** was made and passed 9-0.

Board of Trustees Committees:
Governing Document Review: (*Chair – Suprena Lohrer, Co-Chair – Nathan Stull*).
Suprena Lohrer indicated that the committee has not met. The committee will meet if there are any requests from the board for changes.

Investment: (*Chair – Gary Vance, Co-Chair – Kathi Platter*).
Gary Vance provided the following status of accounts: Long-term Dam $959.994, Lake Water Quality $384,641, Road Improvement (Cash & Bonds) $234,120, Lot Sales $185,601, Grounds $133,140, Roads (Cash) 57,098, Operations $343, Misc. Capital $71. Year-to-Date value is down 2.66%, however the trailing twelve-months are up 4.68%.

Lake Drainage, Roads & Dam: (*Chair – Dan Moran, Co-Chairs - Scott Cosgrove, Sener Calis*).
Mike Casimir reported that the committee met with the engineer and agreed to move forward with two surveys (Site survey& Hydraulic Analysis). We do not know when the grant funding will be available. **Motion 25-029** was made and passed 7-0.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran*)
Michael Dorne reported that the committee needs to meet soon to review the processes for testing and treating of the lake.

Mike Casimir reported on the status of the dredging project and will get together with the committee to review the engineering work.

Land/Facility & Long-Range Planning: *(Chair – Suprena Lohrer, Co-Chair – Nathan Stull).*
Suprena Lohrer indicated that there was no new request this month and Mike Casimir updated the dates for the East Side playground project.

Personnel, Patrol and Safety: (*Chair – Kathi Platter, Co-Chair Michael Dorne).*
Kathi Platter reported that the committee met and determined that a review of the position descriptions was not necessary since the review was completed last year.

Lake Committees:
Building Review: *(Gary Vance, Dan Moran).*
Gary Vance provided details on the requested fence variance for lot #0638 that the committee approves.
Motion 25-030 was made and passed 4-3.

Gary Vance provided details on the requested attached garage and detached garage variance for lots #0073 and #0074. **Motion 25-031** was made and passed 6-1. **Motion 25-032** was made and failed 0-7. **Motion 25-033** was made and passed 7-0.

Patrol: ***(****Chief Rosales).*
As submitted.

Property Manager: *(Mike Casimir)***.**
Mike Casimir asked the board if they were interested in pursuing a new property owner buy in fee that was suggested by a property owner at the October 2025 Property Owners' meeting. Mike Casimir expects to research and report on his findings.

Treasurer: *(Kathi Platter).*
As submitted.

Old Business:
Heartland Dredging:
Sener Calis suggested that we need to get a better measurement of the before and after to better evaluate the results of the dredging. Mike Casimir indicated that we are working with engineering firms to assist with planning for future dredging. **Motion 25-034** was made and passed 6-1.

New Business:
Walking Path Amenities:
Michael Dorne reported on a request from a property owner about addressing some dog issues and asked about adding dog waste bags along the path. Mike Casimir will look into adding trash bags and trash cans.

Michael Dorne moved to adjourn the meeting at 8:05 p.m. Gary Vance seconded. Passed 7-0.

Meeting adjourned at 8:05 p.m.

Minutes compiled by Barbara Moore.

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