CLPOA Board of Trustees Meeting – November 11, 2024 – Approved January 13. 2025

Board of Trustees Meeting

Motion 24-049: Kathi Platter moved to accept the October14, 2024, CLPOA BoT meeting minutes as amended. Dan Moran seconded. Passed 7-0-1.

Motion 24-050: Steve Grapp moved to accept the variance for lot #0860 to install a 6-ft privacy fence in the backyard. Sener Calis seconded. Failed 4-4.

Motion 24-051: Gary Vance moved to allow a seawall to be built on the property, lot #0743. Said seawall to be built in a straight line, extending 7-ft beyond the property line with the stipulation that no cantilever will extend beyond this point at anytime in the future. Vicki Presnell seconded. Passed 5-2-1.

Motion 24-052: Gary Vance moved to allow a replacement Gazebo to be built on the site as the exiting Pergola at lot #0020. The privacy wall must have open space equal to or greater than the width of the horizontal slats. Dan Moran seconded. Failed 2-6-0.

Motion 24-053: Dan Moran moved to deny the violation's appeal. Sener Calis seconded. Passed 6-2.

.

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

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

Property owners in attendance: Adam Clemens (lot #0743); Brian Killian (lot #0710); David and Bonnie Stewart (lot #0162);

Others in attendance: Mike Casimir.

Property Owners Time:
Brian Killian (lot #0710) just here to observe.

David and Bonnie Stewart (lot # 0162) provided a handout and explanation for the requested fence variance for privacy, security and confinement for the dog on behalf of their daughter Gabriel. Mike Casimir noted that the Stewarts are here to appeal the review committee's denial of the variance.

Adams Clemens (lot #0743) came to answer any questions the board might have regarding the requested variance on the seawall replacement.

Approval of October 14, 2024 Minutes:
Motion 24-049 was made and passed 7-0-1.

Board of Trustees Committees:
Governing Document Review: (*Chair – Steve Grapp, Co-Chair – Vicki Presnell*).
Nothing to report. Steve Grapp indicated he sent the Transparency Act link to all board members for their review.

Investment: (*Chair – Gary Vance, Co-Chair – Kathi Platter*).
Nothing to report.

Lake Drainage, Roads & Dam: (*Chair – Dan Moran, Co-Chairs - Sener Calis, Suprena Lohrer*).
Dan Moran indicated that this is a good time of year to review and forecast any future dredging projects and dam projects for the next 5 to 10 years. He also provided an update on the work completed at the dam. Mike Casimir explained the process for lowering the Lake for winter drawdown.

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

Land/Facility & Long-Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello).*
Suprena Lohrer indicated that the committee did not meet, but will review the overall plan for the Capital Budget the next time the committee meets.

Personnel : (*Chair – Michael Dorne, Co-Chairs Kathi Platter, Vicki Presnell).*
Michael Dorne reported that information was provided to the board and the board will meet and discuss the information in Executive Session.

Patrol and Safety: (*Chair – Vicki Presnell, Co-Chair Michael Dorne).*
Vicki Presnell reported that review of the 1st months data did not provide meaningful information. The next two months from different sides did show some speeding issues and patrol will step-up enforcement in those areas. The committee is considering using some AI software to help in analyzing the data. The committee wants to get some community input on what is considered an expected threshold. The committee is withdrawing the recommendation for the links to the Responder History Listing report and the Call for Service Response Time

Analysis report on ChoctawLake.com due to Lake Counsel concerns and recommendations. Property owners can go to MCSO for more information.

Lake Committees:
Building Review: *(Gary Vance, Dan Moran).*
Gary Vance provided the information for a requested 6ft-solid fence variance at lot #0860 that was denied by the Building Committee. Variance denied. **Motion 24-050** was made and failed 4-4.

Gary Vance provided the information for a requested seawall variance at lot #0743. Variance approved. **Motion 24-051** was made and passed 5-2-1.

Gary Vance provided the detail for a requested variance for a Gazebo at lot #0020, which the building committee is recommending. Variance denied. **Motion 24-052** was made and failed 2-6-0.

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

Property Manager Report: *(Mike Casimir)*.
Mike Casimir presented the information for the audit requirements. The price from Clark Shafer that performed the last audit has increase significantly. A procedural audit might be an alternative. Mike Casimir will get additional quotes.

Mike Casimir discussed the Corporate Transparency Act with the board. Brad Terman, legal counsel, suggests that the lake register by January 1st 2025. Mike Casimir offered to register everyone.

Mike Casimir provided information on his patrol hiring plan. The goal is to acquire 3-full-time and 2-part-time officers which will get us to 168 hours of coverage.

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

Old Business:
N/A

New Business:
Denied Records Request Review:
Michael Dorne indicated that the records request did not ask for records, but were only questions, therefore the records request was denied.

Violation Appeal:
The board reviewed and discussed the violation appeal. Kathi Platter called the question. Violation appeal denied. **Motion 24-053** was made and passed 6-2.

Michael Dorne moved to go into Executive Session to discuss Lake business at 8:47 p.m. Sener Calis seconded. Passed 8-0.

Sener Calis moved to return from Executive Session at 9:14 p.m. Gary Vance seconded. Passed 8-0.

Dan Moran moved to adjourn the meeting at 9:15 p.m. Sener Calis seconded. Passed 8-0.

Meeting adjourned at 9:15 p.m.

Minutes compiled by Barbara Moore.