

CLPOA Board of Trustees Meeting – July 10, 2023 – Approved August 14, 2023

Board of Trustees Meeting

Motion 23-036: Marty Ditello moved to accept the June 12, 2023, meeting minutes as amended. Kathi Platter seconded. Passed 9-0.

Motion 23-037: Scott Kutzley moved to accept the Chad Brown Electric contract estimate for riprap on the dam with a not to exceed price of \$30,000. Suprena seconded. Passed 7-0-2.

Motion 23-038: Scott Kutzley moved to accept the variance for lot #0727 and accept the encroachment within the 10-ft building setback for the short section of the roof and step on the boathouse. Sener Calis seconded. Passed 7-1-1.

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

Roll Call: Sener Calis – present, Marty Ditello – present; Michael Dorne – present; Steve Grapp – present via phone; Scott Kutzley - present; Suprena Lohrer - present; Dan Moran – present; Vicki Presnell - present; Kathi Platter – present.

Property owners in attendance: Stan Willis (Lot #0727), Heather Crum (Lot #0453), Stephanie Dewees (Lot #0029), Bob O'Connor (Lot #0791A), Christine & Bill Keegan (Lot #0460), Scott Cosgrove (Lot #0366), Sam Thomas (Lot #0575).

Others in attendance: Chief Rosales.

Property Owners Time:

Stan Willis (Lot #0727) requested a variance for the dock roof over the boat slip.

Bob O'Connor (Lot #0791A) came to represent Choctaw Utilities.

Chris Keegan (Lot #0460) requested clarification on the dog rule sent out on Choctaw Weekly. Mike Casimir reported that any dog not on its property needs to be secured on a leash. There is no time range on the barking rule. Chris also asked Mike Casimir to look into additional speed signs and will provide Mike with the information she has researched.

Bill Keegan (Lot #0460) voiced concern about the degradation and complaints of the staff and patrol he sees on Nextdoor. Mike Casimir reported that the board does not have any control over Nextdoor.

Scott Cosgrove (Lot #0366) read and submitted a letter to the board regarding the lawsuit and requested permission to include it in the Peace Pipe.

Sam Thomas (Lot #0575) wanted an update regarding the lawsuit.

Approval of June 2023 Minutes:

Motion 23-036 was made and passed 9-0.

Board of Trustees Committees:

Governing Document Review: (*Chair – Steve Grapp, Co-Chairs – Vicki Presnell*)

Steve Grapp gave an update on changes to the Rules & Regulations and the Constitution regarding short-term rentals.

Vicki Presnell provided a status on the email she sent to the board. She will re-send the email and request a response.

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

Suprena Lohrer provided an update on policy tracking. She also provided an update on the value of our investments at \$2,487,072.

Lake Drainage, Roads & Dam: (*Chair – Scott Kutzley, Co-Chairs - Sener Calis, Dan Moran*).

Scott Kutzley provided an update on the dam report from the Engineers and ODNR. The committee is meeting with ODNR and the Engineers to understand better what is required and not required.

Scott Kutzley gave the board three quotes for putting some riprap around the dam. **Motion 23-037** was made and passed 7,0,2.

Lake Water Quality: (*Chair – Scott Kutzley, Co-Chairs – Michael Dorne, Dan Moran*).

Scott Kutzley reported that the microcystin levels were low, so we did not do a treatment. We will monitor the lake and wait a couple more weeks before a possible treatment.

Land/Facility & Long Range Planning: (*Chair – Suprena Lohrer, Co-Chair - Marty Ditello*).

Nothing to report.

Personnel: (*Chair – Michael Dorne, Co-Chairs – Sener Calis, Kathi Platter, Vicki Presnell*).
Michael Dorne reported that the committee will meet in July.

Lake Committees:

Building Review: (*Scott Kutzley, Dan Moran*).

Scott Kutzley provided information about the requested variance for a roof on the boathouse. **Motion 23-038** was made and passed 7,1,1.

Patrol: (*Chief Rosales*).

Report as submitted.

Property Manager: (*Mike Casimir*).

Report as submitted.

Treasurer: (*Kathi Platter*).

Report as submitted.

Old Business:

East Choctaw/Old Columbus Road sight hindrance:

Dan Moran indicated the need for the hindrance to be resolved ASAP. Mike Casimir reported that the hindrance will be resolved in a couple of weeks.

New Business:

N/A

Marty Ditello moved to enter Executive Session at 7:51 p.m. Michael Dorne seconded. Passed 9-0.

Marty moved to leave Executive Session at 8:10 p.m. Suprena Seconded.

Moved to adjourn at 8:10 p.m.

Meeting adjourned at 8:10 p.m.

Minutes compiled by Barbara Moore.