

CLPOA Board of Trustees Meeting – June 8, 2021 – Approved July 13, 2021

Board of Trustees Meeting

Motion 21-036: Jim Price moved to approve the May 11, 2021 minutes as amended. Brian Welch seconded. Passed 8-0.

Motion 21-037: Sener Calis moved to approve the changes to the watercraft fines in the Rules & Regulations, effective July 1, 2021. Kathi Platter seconded. Passed 8-0.

Motion 21-038: Sener Calis moved to approve a 6-ft privacy fence variance for lot 0697 pending approval of neighbor on the Southside. Brian Welch seconded. Passed 8-0.

Motion 21-039: Sener Calis moved to approve the Rumpke contract with the price increase. Michael Dorne seconded. Passed 8-0.

Motion 21-040: Kathi Platter moved to go into Executive Session for personnel discussion. Michael Dorne seconded. Passed 8-0.

Motion 21-041: Brian Welch moved to return from Executive Session. Michael Dorne seconded. Passed 8-0.

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

Roll Call: Michael Dorne –present; Steve Grapp – present; Jim Price – present; Brian Welch – present; Suprena Lohrer – present; Marty Ditello – excused; Scott Kutzley – present; Kathi Platter – present; Sener Calis – present.

Property owners in attendance: Julie Hittle (Lot #0806), Paul Wittman (Lot #0996), Verlyn Bailly (Lot #0578), Mike Pompura (Lot #0897), Dinah Burns (Lot #0773).

Others in attendance: Mike Casimir, Chief Rosales.

Property Owners Time:

Julie Hittle (Lot #0806) asked the board to approve a variance for a temporary structure that was erected without permission and against the building code. She indicated that her neighbors didn't mind that the structure was there. Mike Casimir provided Julie with options. The board will discuss during New Business.

Mike Pompura (Lot #0897) asked about paying CLPOA dues and CU water bills online. Mike Casimir explained the process.

Approval of March 2021 Minutes:

Motion 21-036 was made and passed 8-0.

Board of Trustees Committees:

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

Brian Welch provided the Rules & Regulations with changes to the watercraft fines to parallel the vehicle fines. A suggestion was made that Mike Casimir post a watercraft speed limit sign at the boat dock. Enforcement to start July 1, 2021. **Motion 21-037** was made and passed 8-0.

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

Suprena Lohrer reported that our investments are looking good, and they are back up to \$2.9M. The committee is scheduled to meet this month.

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

Brian Welch reported that he had not received the second quote that the board asked him to acquire for work on the swale at Potawamie and Chickasaw.

Brian also reported on a drainage problem at the corner of Trensa and W. Choctaw. The contractor evaluated the situation, but Brian has not received their estimate.

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

Scott Kutzley reported the committee sampled the water this week and expected to get the results back by Friday. The committee's inspection reported some areas that are looking green, but overall there is good clarity.

The goose round-up plans are proceeding, and we have permits from the State.

The committee is still working on the dredging plans.

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

Suprena reported that she and Mike Casimir looked at the lot sale monies and how to best use them for the identified priorities; walking paths, dredging, and storage units. Discussed preferences, timeframes, and budget for the prioritized projects.

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

Nothing to report.

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

Scott Kutzley provided details for a 6-ft privacy fence variance on lot 0697. **Motion 21-038** was made and passed 8-0.

Choctaw Utilities: (*Brian Welch, Scott Kutzley*)

Scott Kutzley reported on the status of the water plant build and noted that CU had started the search for a Water Plant Maintenance Manager. He also reported on the status of the not-for-profit activity. Once the lawyers write up the new Articles of Incorporation, they will be presented to the Board of Trustees and the Property Owners.

Patrol: (*Chief Rosales*)

Chief Rosales reported that the Boat Patrol stopped about 40 boats for inspections, speeding, and underage driving while handing out watercraft safety cards. Watercraft without current yellow stickers were given a warning and told to go to the office on Monday to get them.

Property Manager: (*Mike Casimir*)

Mike Casimir gave a shout-out to Chief Rosales. He is going on his first month as Chief and is doing a great job. He is working with his team to get them the additional training and streamlined the communication between the officers, me, and himself.

Mike Casimir also reported on the status of the identified property eyesores. He is working with the property owners to correct the property issues.

Communications: (*Marty Ditello, Kathi Platter*)

Kathi Platter met with Mike and provided an update on the redesign of the Choctaw Lake website. They are in the process of identifying all the needs for the website before engaging with a developer.

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

Michael Dorne reported that he is working on a survey to get feedback from the community to gauge how many people would make use of this.

Recreation: (*Sener Calis, Marty Ditello*)

Sener Calis reported on the success of the Memorial Day Concert; there were over 200 people in attendance; the food trucks ran out of food. The next concert is on June 26. The 4th of July activities include a fishing tournament.

Mike Casimir will contact the bands to make sure they understand that the concerts are private events and will get that information into future contracts.

Sewer: (*Brian Welch*)

Nothing to report.

Treasurer: (*Kathi Platter, Suprena Lohrer*)

Kathi Platter provided the treasurer's report and the End of May reports.

Old Business:**Property Owners' Meeting Agenda:**

The board reviewed the Property Owners Meeting agenda for the Property Owners' Meeting on June 17, 2021, at 7:30 pm. The spring of 2019 was the last time the Property Owners' meeting had a quorum. Due to Covid-19 restrictions, the property owners have not met for over a year.

New Business:

The board discussed the requested variance, by property owner Julie Hittle, for the current structure and other available options. The board asked Julie to submit drawings and plans for the preferred option. The structure is allowed to stay until the board meets again, next month, to review her plans.

The Rumpke contract is up this year. Rumpke has alerted Mike Casimir that a price increase for a new contract is \$27.61/month. **Motion 21-039** was made and passed 8-0.

Kathi Platter moved to go into Executive Session for personnel discussion. Michael Dorne seconded. Passed 8-0.

BoT entered Executive session at 9:00 pm.

Brian Welch moved to return from Executive Session. Michael Dorne seconded. Passed 8-0.

BoT returned from Executive session at 9:53 pm.

Scott Kutzley moved to adjourn the meeting. Kathi Platter seconded. Motion passed 8-0.

Meeting adjourned at 9:54 pm.

Minutes compiled by Barbara Moore.