CLPOA Board of Trustees Meeting – October 13, 2021 – Approved November 10, 2021

Board of Trustees Meeting

Motion 21-066: Suprena Lohrer moved to approve the September 14, 2021 minutes as amended. Brian Welch seconded. Passed 9-0.

Motion 21-067: Marty Ditello moved to accept the bid from Paramount Special Service for the Lodge floor repair, not to exceed $27,450.00 as presented with no money paid in advance. Michael Dorne seconded. Passed 9-0.

Motion 21-058: Jim Price moved to approve the appeal for Touchless Covers or equivalent boat covers. Scott Kutzley seconded. Failed 1-7-1. (Brought back to the floor from September's Meeting).

Motion 21-068: Steve Grapp moved to have the violation letter enforced within ten business days. Marty Ditello seconded. Passed 6-2-1.

Motion 21-069: Marty Ditello moved to nominate Mike Pompura for the Nominating Committee for the 2022 election. Steve Grapp seconded. Passed 9-0.

Motion 21-070: Steve Grapp moved to authorize the CLPOA Board President to sign the Contract between CUI and CLPOA for a Contract Operator. Michael Dorne seconded. Passed 9-0.

Motion 21-071: Steve Grapp moved to authorize the CLPOA Board President to sign the Service Level Agreement between CUI and CLPOA for Office Administration and Grounds and Facility Maintenance. Michael Dorne seconded. Passed 9-0.

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; Marty Ditello – present; Kathi Platter – present; Suprena Lohrer – present; Scott Kutzley – present; Sener Calis – present; Jim Price – present; Brian Welch – present; Steve Grapp – present.

Property owners in attendance: Kris Cosgrove (Lot #0366), Scott Cosgrove (Lot #0366), Ken Petry (Lot #0994), Chuck Avery (Lot #0799), Brian Killian (Lot #0710), B.J. Laney (Lot #0701/0702).

Others in attendance: Mike Casimir, Deputy Rosales.

Property Owners Time:
Kris Cosgrove (Lot #0366) wanted to understand the board's position on the boat covers from Touchless Covers.

Ken Petry (Lot #0994) is here to observe.

B.J. Laney (Lot #0701/0702) wanted to understand the board's position on the boat covers from Touchless Covers.

Approval of September 2021 Minutes:
Motion 21-066 was made and passed 9-0.

Board of Trustees Committees:
Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)
Steve Grapp indicated that he needs to review new information that he just received before providing his report.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Suprena Lohrer reported that the committee is scheduled to meet this month. The investment balance is $2,842,245. There were no changes made.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported that Phase 2 of the Karok and W Choctaw swale was completed last week. He indicated that they started the work on Access 2 at the bottom of Potawamie. He also reported that we are not sure if the Eastside culverts project will get done this year due to a delay in acquiring piping for the culverts.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Michael Dorne indicated that the boating season is over. There was no treatment of the lake. Lake lowering will start November 1st and dredging in Access 3 will start.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Suprena Lohrer reported that she received the quote for the walking path. The community voiced a need for a safe place to walk. We will present the one-mile-long, proposed walking path information at the Property Owners' Meeting. The community will have a chance to review and vote if we should move forward with the plan.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis, Kathi Platter)*
Nothing to report.

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley indicated that there is a new build starting on Yuma and renovation on W. Choctaw. There is nothing else to report.

Choctaw Utilities: *(Kathi Platter, Scott Kutzley)*
Kathi Platter reported that Choctaw Utilities met for their quarterly meeting on Monday. She provided a summary of the meeting and the presentation of the GIS mapping system, along with the financials. She indicated that CUI turned over the administrative functions to CLPOA effective October 8th. The annual review plant inspection was completed. All remaining administrative functions and billing are expected to be cut over to CLPOA, November 1st. Mike Casimir expects to start to communicate the changes to the property owners.

Patrol: ***(****Chief Rosales)*
Chief Rosales reported that the part-time deputy is starting full-time. He is hiring another part-time deputy for the third shift.

Property Manager: *(Mike Casimir)*
Mike Casimir reported on the rental rate for the Zumba class held in the Lodge on Mondays. He also provided information about the plan to repair the Lodge floor and acquired three bids. **Motion 21-067** was made and passed 9-0.

Communications: *(Marty Ditello, Kathi Platter)*
Nothing to report.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*
Sener Calis indicated that he had nothing to report. Marty Ditello said that they are all paid up on the Movie Theatre Nights.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter provided the treasurer's report. Everything is on track. Income is 81.4% earned of the $815,597 annual budget and 102.6% to the monthly budget. Expense is 58.7% expensed to the annual budgeted amount of $770,397, and 102.8% expensed to monthly target.

Old Business:
Address Building Code Violations:
Marty Ditello recapped the violation issue from last month's meeting. **Motion 21-058** was tabled at last month's meeting and is on the floor for discussion. Michael Dorne recused himself from the conversation. Steve Grapp provided a summary of the information he received from the lawyers. Mike Casimir passed around the mesh cover sample. **Motion 21-058** Failed 1-7-1. **Motion 21-068** was made and passed 6-2-1.

New Business:
Appointment of the nominating committee:
Mike Casimir reported that he asked last year's members. **Motion 21-069** was made and passed 9-0. We need two more members for the Nominating Committee and three members for the Ballot Counting Committee.

Marty Ditello moved to enter executive session at 8:07 pm. Michael Dorne seconded. Motion passed 9-0.

Marty Ditello moved to return to public session at 8:41 pm. Jim Price seconded. Motion passed 9-0.

Motion 21-070 was made and passed 9-0. **Motion 21-071** was made and passed 9-0.

The October 27, 2021, Property Owners Meeting Agenda was discussed.

Marty Ditello moved to adjourn at 8:49 pm. Michael Dorne seconded. Motion passed 9-0.

Minutes compiled by Barbara Moore.