

CLPOA Board of Trustees Meeting (2021 Board) – April 12, 2022

Board of Trustees Meeting

Motion 22-020: Michael Dorne moved to accept the March 2022 minutes, as amended. Sener Calis seconded. Passed 9-0.

Motion 22-021: Suprena Lohrer moved to accept the March Special Meeting as presented. Michael Dorne seconded. Passed 9-0.

Motion 22-022: Brian Welch moved to accept the revised plan. Sener Calis seconded. Passed 9-0.

Motion 22-023: Suprena Lohrer moved to grant the variance at 2220 W. Choctaw Dr. for a 6-ft fence on two sides, a 4-ft fence on the third side with a shadow box style fence as presented. Sener Calis seconded.

Motion 22-024: Suprena Lohrer moved that **Motion 22-023** be postponed indefinitely. Steve Grapp seconded. Passed 9-0.

Motion 22-025: Suprena Lohrer moved to grant the variance at 2220 W. Choctaw Dr. for a 6-ft fence on two sides, and a 4-ft fence on the third side with a shadow box style fence as presented, pending neighbors' agreement. Sener Calis seconded. Failed 3-5, 1-abstained.

Motion 22-026: Marty Ditello moved to approve the records request for the property owner to review CLPOA and CUI SLA agreement during office business hours, by appointment, not to include photocopies or pictures. Kathi Platter seconded. Passed 9-0.

Motion 22-027: Marty Ditello moved to approve the Choctaw Lake Line Dancing Club with the charter modifications as presented. Sener Calis seconded. Passed 8-0, 1-abstained.

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 – present; Scott Kutzley – present; Kathi Platter – present; Sener Calis – present.

Property owners in attendance: Tim Wright (Lot #0024), Christine Keegan (Lot #0460), Kris Cosgrove (Lot #0366), Scott Cosgrove (Lot #0366), Dan Lorch (Lot #0282), Greg Shepler (Lot #0160), Matt Crowell (Lot #0491), Tracina Reagan (Lot #0491), John & Becky Blust (Lot #0165), Sarah Jane Richards (Lot #0813), Jason Badgeley (Lot #0813), Junive O'Neill (Lot #0766), Gregg O'Neill (Lot #0766), Jill Dorne (Lot #0464), Ed Bozeman (Lot #0147), Dave Stewart (Lot #0162), Joseph Parrish (Lot #0567), Brian Killian (Lot #0710), Mike & Deeann (Lot #0163), Larry Daniel (Lot #0730), Barb Niemeyer (Lot #0735), Kim Edwards (Lot #0404), Anthony Spinosi (Lot #0118), David Rankin (Lot #0889), Susan Harty (Lot #0023), Vincent Cyran (Lot #0915/0916), Mel Claar (Lot #0236), Mike Hall (Lot #0236), Amber Craig (Lot #0793), Jeff & Lesa Maloon (Lot #0570), Randy Loebig (Lot #0510), Tim & Nancy Moore (Lot #0164), Mark Chambers (Lot #0005), Robert Nickel (Lot #0100), Clem Estrada (Lot #0263/0264), Christine Cooney (Lot #0898), Joan Greico (Lot #0583).

Others in attendance: Chief Rosales.

Property Owners Time:

Tim Wright (Lot #0024) asked about summaries for CUI.

Christine Keegan (Lot #0460) asked questions about CUI.

Scott Cosgrove (Lot #0366) asked about his records request.

Dan Lorch (Lot #0282) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Gregg Shepler (Lot #0160) would like information about CUI board.

Matt Crowell (Lot #0491) is here to get more information.

John & Becky Blust (Lot #0165) asked about CLPOA board.

Sara Jane Richards (Lot #0813) is asking for a variance to put in a 6-ft fence on her property.

Jason Badgeley (Lot #0813) came to discuss the same variance request for 6-ft fence.

Gregg O'Neill (Lot #0766) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Junive O'Neill (Lot #0766) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Jill Dorne (Lot #0464) asked about forming a Dancing Club for CLPOA.

Ed Bozeman (Lot #0147) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Dave Stewart (Lot #0162) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Joseph Parrish (Lot # 0567) came to observe.

Brian Killian (Lot #0710) No comment.

Mike Blake (Lot #0163) No comment.

Larry Daniel (Lot #0730) said that all his questions were asked.

Barb Niemeyer (Lot #0735) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Kim Edwards (Lot #0404) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Anthony Spinosi (Lot #0118) indicated that this was his first time here, looking to acquire information.
Dave Rankin (Lot #0889) No comment.
Susan Harty (Lot #0023) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Mel Claar (Lot #0236) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Amber Craig (Lot #0793) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Jeff & Lisa Maloon (Lot #0570) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Randy Loebig (Lot #0510) No comment.
Tim & Nancy (Lot #0164) No comment.
Mark Chambers (Lot #0005) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Bob Nickel (Lot #0100) No comment.
Clem Estrada (Lot #263/264) No comment.
Christine Cooney (Lot #0898) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Vince Cyran (Lot #0915/0916) asked questions about CUI and CLPOA with regard to CUI, not for profit.
Joan Grieco (Lot #0583) asked questions about CUI and CLPOA with regard to CUI, not for profit.

Approval of March 2022 Minutes and the March 28 Special Meeting Minutes:

Motion 22-020 was made and passed 9-0. **Motion 22-021** was made and passed 9-0.

Board of Trustees Committees:

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

Nothing to report.

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

Suprena Lohrer reported that our January investment at \$2,862,858. The committee is reviewing the type of bond investments and looking at some high-quality dividend stocks. We are currently only invested in bonds and cash. She explained that we divested our stocks before COVID but are now looking at getting back into stock investments. Other investment types were discussed. The committee will meet soon to make these investment decisions. We are currently at \$2,725,475. The change is due to capital purchases we made; the purchase of the docks, a new truck, and drain tile work for the roads.

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

Brian Welch reported that we would be starting work on the east side, replacing any of the culverts under the road that are not in good condition. There were two delays due to the weather and the availability of the pipes.

Brian Welch also indicated that we have an engineering firm scheduled to look at the reported cracks at the Dam.

Brian Welch summarized and explained the plan for the secondary roads and that we are looking at repaving them next year.

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

Michael Dorne reported that the committee expects to meet sometime before May.

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

Suprena Lohrer reported that the committee met this month to discuss the current and optional plans. She reported that there are seven new members of the committee, making it the largest committee that we have ever had. She also summarized the projects that the committee is reviewing.

Mike Casimir indicated that due to the number of committee members, we are able to split into sub-committees and focus on specific projects.

Suprena Lohrer reported that the committee is looking at doing another reserve study for 2022. The last one was completed five years ago. We are required per ORC to conduct a reserve study every five years.

Mike Casimir stated that there is a balance of \$13,000 due to purchasing a new server in the last fiscal year when the price was much lower, and it was paid out of the Operations Budget. He found a Dodge Truck at a lower cost than was budgeted. He summarized how he wants to spend this money replacing the truck bed on the 2008 Ford and moving the Pickleball fences on each end, 2 ½ or 3-feet. **Motion 22-022** was made and passed 9-0.

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

Nothing to report.

Lake Committees:

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

Scott Kutzley reported that Sara Jane Richards submitted three options. The Building Review Committee denied this request because it was not in compliance with our Building Code. The property owners requested a variance for the 6-ft fences and shadow box style fencing to replace the chain-link fence and summarized their reasons. **Motion 22-023** was made and postponed by **Motion 22-024** which was made and passed 9-0. **Motion 22-025** was made and failed 3-5, 1-abstained. Marty Ditello stated to the property owners that the variance was denied and suggested working with Mike Casimir and the contractor, looking for other styles or solutions.

Choctaw Utilities Report: (*Kathi Platter*)

As submitted.

Patrol: (*Chief Rosales*)

Chief Rosales reminded everyone that Saturday will be the Pancake Breakfast, 8 am-11 am. Brian Welch asked if there was an answer to how many hours the Sherriff was using the patrol. Chief Rosales reported that he and the Sheriff are planning a review.

Property Manager: (*Mike Casimir*)

As submitted

Communications: (*Marty Ditello, Kathi Platter*)

Marty Ditello reported that there was nothing at this time.

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

Nothing to report.

Recreation: (*Sener Calis, Marty Ditello*)

Sener Calis reported that the kids could go on an Easter egg hunt after eating the pancakes this weekend. Jill Dorne is going to provide the communications for the new Line Dancing Club. She indicate that she had over 70 interested responses to her Choctaw Community Facebook posting. Sener Calis stated that the Summer Concert series and the food trucks scheduling are in process.

Treasurer: (*Kathi Platter*)

As submitted.

Old Business:

NA

New Business:**Public Records Requests:**

Marty Ditello reported there were two different records requests.

One was for the accountants' review of the Choctaw Utilities and CLPOA financials for 2018, 2019, 2020, and 2021. This request, if granted, would open up CLPOA and CUI financials; however, the CUI financials cannot be released, so the request was denied.

The second records request was for the SLA agreement between CLPOA and CUI. He believes this was a valid request and asked the board to approve this request. The purpose is to examine the records of the association.

Motion 22-026 was made and passed 9-0.

Ratify agreement between Madison County Sheriff and Choctaw Lake Property Owners Association:

Marty Ditello has the contract and will provide it to the board. He asked to table this until the next meeting so the board members have time to review it.

Flooding of lake-front lots caused by downpours:

Brian Welch brought to the board's attention the complaints of a few property owners regarding flooding on their property. He explained the responsibilities of the committee regarding flooding on property owners' property that might be coming from bad lot drainage or culverts vs. water coming from the huge watershed. Mike Casimir indicated that there is not much we can do to prevent water from coming into the lake from our huge watershed.

Consideration of Choctaw Lake Line Dancing Club:

Jill Dorne submitted for approval the charter to create the Line Dancing Club and stated that the club is for Choctaw Lake residents only. The professional charges \$15 per 2-hour lesson or five lessons for \$40. **Motion 22-027** was made and passed 8-0, 1-abstained.

April 21 Property Owners' Meeting Agenda:

Jim Price wanted to make a motion that we have the CLPOA attorneys and CUI attorneys at the Property Owners' Meeting. Marty Ditello indicated that the attorneys are expected to be at the meeting. Mike is working on getting the CLPOA accountant, and the CU is working on getting their attorneys' availability.

Marty Ditello suggested that Suprena Lohrer summarize the Long Range Planning projects, especially an update on the Walking Paths that the Property Owners approved at the last Property Owners' meeting. The agenda was discussed and finalized.

Marty Ditello moved to go into Executive Session at 8:36 pm to discuss CLPOA business. Sener Calis seconded. Roll Call vote: Steve Grapp – Yes, Michael Dorne – Yes, Jim Price – Yes, Brian Welch – Yes, Suprena Lohrer – Yes, Marty Ditello – Yes, Scott Kutzley – Yes, Kathy Platter – Yes, Sener Calis – Yes. Motion passed 9-0.

Brian Welch and Michael Dorne were excused from Executive Session.

Marty Ditello moved to return from Executive Session at 9:09 pm. Sener Calis seconded. Motion passed 7-0.

Marty Ditello moved to adjourn at 9:11 pm. Sener Calis seconded. Motion passed 7-0. Kathy Platter seconded. Motion passed 7-0.

Meeting adjourned at 9:11 pm.

Minutes compiled by Barbara Moore.