CLPOA Board of Trustees Meeting – April 13, 2021 – Approved May 11, 2021

Board of Trustees Meeting

Motion 21-027: Steve Grapp made an eMotion to lift the lien C(name removed for privacy) Sheriff Sale to finalize the contract. Suprena Lohrer seconded. Passed Unanimously.

Motion 21-028: Scott Kutzley moved to accept the March 9, 2021 Minutes as amended. Michael Dorne seconded. Passed 9-0.

Motion 21-029: Sener Calis moved to approve the variance for 6 ft. privacy fence on property 1955 W. Choctaw Dr. Steve Grapp seconded. Passed 8-1.

Call to Order: The Board of Trustees meeting convened at 7:00 p.m. 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: Ken Petry (Lot #994), Dinah Burns (Lot #733), Brad Bovey (Lot #0637A).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:
Ken Petry (Lot #994) indicated that he was here to see what is going on and asked if there was an agenda because he did not see one. Steve Grapp reported that there was one, but it did not go out in time.

Dinah Burns (Lot #733) wanted to know when the debris will be removed from the lake. Mike Casimir indicated that they plan to go back out on the lake in a couple of weeks.

Brad Bovey (Lot #0637A) wanted to discuss his request for a 6 ft fence variance and explained the circumstances.

Approval of March 2021 Minutes:
Motion 21-028 was made and passed 9-0.

Board of Trustees Committees:
Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)
Brian Welch reported that there are outstanding changes to the Constitution that need property owner approval and hopes we can get a quorum at the next Property Owners' Meeting. The board discussed and reviewed the new Ohio COVID rules as they relate to meetings and events. The decision to hold a Property Owners' meeting is contingent on the guidelines. The board decided on a tentative date of June 5, 2021, for the next Property Owners' meeting.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Suprena Lohrer reported that the committee met with our Morgan Stanley financial advisor. Since the bond market has stabilized, he recommends moving some of the cash back into bonds. As a comparison, the return on cash is $6.00 per year, with bonds returning $13,000 per year. The investment committee is going to move $962,000 to bonds, leaving $400,000 in cash. The goal is to keep ahead of inflation and not lose money.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported that the grass mats are down in the areas where Mike and team completed drainage work.

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

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Suprena reported that the committee reviewed all the capital plans for the next (10) ten years. Mike Casimir reported that due to the increase in steel pricing, the fencing portion of the Tennis Court renovation is going to increase by 9%. The board requested Mike to review the terms and conditions for a price adjustment clause and to review with the contractor. The project is expected to take (3) three months, starting May 1, with no activity during those three months.

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

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley provided (2) two examples for the board to review. The board discussed Brad Bovey's request for a fence variance. **Motion 21-029** was made and passed 8-1.

The board discussed the standards and options. Brian Welch and Scott Kutzley expect to review the standards and provide more clarity with potential options for the property owners.

The board reviewed and discussed a request for a gazebo-type structure on the property owner's pool deck. The building review committee did not believe that this request constitutes a variance but wanted to get clearance from the board. The board agreed that a variance was not necessary.

Choctaw Utilities: *(Brian Welch, Scott Kutzley)*
Marty Ditello reported that Choctaw Utilities is still in conversations with Albers and has consulted a tax attorney. Choctaw Utilities continues to make progress.

Kathi Platter asked about the recent consumer confidence report. The report indicated we were in non-compliance. Scott Kutzley clarified that the alkaline test was conducted but not appropriately reported. Discussion followed.

Patrol: ***(****Chief Bell)*
Chief Bell thanked everyone for their support and indicated that this is his last meeting as Patrol Chief because he is retiring. Jake Rosales is the new Patrol Chief. Chief Bell expects to continue to work for us part-time. Chief Bell reported that we have two new hires. They are currently attending a Field Training Officer class for (2) two weeks with the county.

Chief Bell reported that the Fire Extinguisher contractor is scheduled to check and update the lake's fire extinguishers.

Chief Bell provided the good news that the County Sherriff allowed us to make an even trade of our 2010 Charger, which is very expensive to run, for an Explorer 2013 SUV. Our patrol cars now consist of (3) three Explorers and (1) Crown Vic.

Property Manager: *(Mike Casimir)*
Report as submitted.

Communications: *(Marty Ditello, Kathi Platter)*
Report as submitted.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Michael Dorne reported that we are testing Zoom during this meeting. A committee member is remotely checking on sound quality and providing feedback.

Michael Dorne also reported that the committee is looking into a software package, "Election Buddy." He indicated that other communities are using this software for their elections.

The committee is not going to enact live streaming or electronic elections quickly. Michael indicated that the committee needs to look at all the options.

Recreation: *(Sener Calis, Marty Ditello)*
Sener Calis reported that the first concert is scheduled for Memorial Weekend, May 29. Food Trucks are scheduled for the concerts. He asked about other previous events that were canceled because of COVID. Mike Casimir expects to take a more active role in coordinating with Sener and the other groups that sponsor these events.

Marty Ditello reported that he has a sponsor for all (3) three Drive-In Movie Theatre nights. The spring movie night is scheduled for April 30, "Trolls 2".

Chief Bell reported that Deputy Rosales is already working on "National Night Out," scheduled for the 2nd Tuesday in August.

Sewer: *(Brian Welch)*
Nothing to report. Sener asked if the county was adding Somerford into the current sewer plant. Brian said that the sewer plant has the capacity, so they are hooking up Somerford. The cost for the hookup and running of the pipes are the responsibility of the county.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter reviewed the Profit and Loss, Budget, and Balance Sheet with the board.

New Business:
Review New Health Orders:
The new health orders were reviewed as it relates to the Choctaw Lake events. Mike Casimir asked the board for their advice on opening up the Lodge to rentals based on the new regulations. The Lodge and Arrowhead can open to rentals provided the property owners comply with capacity regulations.

The garage sale is coordinated by the property owners and is scheduled for May 22. Most of the Deputies are attending Active Shooter Training on that day, but Mike Casimir and Chief Rosales will coordinate the necessary patrols during this event.

Choctaw Utilities Board:
Brian provided information about the terms of all the board members assigned to the Choctaw Utilities Board. Discussion followed. No changes took place.

Property Owners:
Ken Petry wanted to make sure that the agenda out earlier. Steve Grapp will work on making sure the agenda is out in time for the meeting.

Mike Casimir already addressed Dinah Burns by letting her know that he was on schedule to get everything out in the next two weeks.

Brady Bovey's variance request was covered under the Building Review section.

Brian Welch moved to adjourn. Jim Price seconded. Motion passed 9-0.

Meeting adjourned at 9:20 p.m.

Minutes compiled by Barbara Moore.