

CLPOA Board of Trustees Meeting (2021 Board) – May 9, 2022 – Approved June 13, 2022

Board of Trustees Meeting

Motion 22-028: Marty Ditello moved to table approval of the April 2022 minutes for further review. Steve Grapp seconded. Passed 9-0.

Motion 22-029: Marty Ditello moved to approve the bid for the dam repairs as presented. Sener Calis seconded. Passed 9-0.

Motion 22-030: Marty Ditello moved to approve the request to add Carla to the signature card for the purpose of discussing the lake business with Huntington. Michael Dorne seconded. Passed 9-0.

Motion 22-031: Suprena Lohrer moved to accept the bid from Mead's Paving, as presented, for the walking path project. Kathi Platter seconded. Passed 9-0.

Motion 22-032: Suprena Lohrer moved to accept the bid from Mead's Paving, as presented, for the Lodge seal coat, crack fill, and striping of the Lodge parking lot. Scott Kutzley seconded. Passed 9-0.

Motion 22-033: Steve Grapp moved to approve the October 29, 2022, no charge, adult Halloween Community Event. Michael Dorne seconded. Passed 9-0.

Motion 22-034: Suprena Lohrer moved that as directed by the Property Owners on April 21, 2022, the Choctaw Lake Property Owners Association, Board of Trustees relinquish all shares in Choctaw Utilities, Inc. to Choctaw Utilities, Inc., so they can move forward with the application of Not-for-Profit status. In the event that Choctaw Utilities, Inc. is unable to obtain Not-for-Profit status, the shares will be returned to the Choctaw Lake Property Owners Association. Kathi Platter seconded. Passed 9-0.

Motion 22-035: Marty Ditello moved to ratify the Madison County Sheriff and Choctaw Lake Property Owners Association agreement as signed. 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; 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: Junive O'Neill (Lot #0766), Gregg O'Neill (Lot #0766), Gary Vance (Lot #0367), Ken Petry (Lot #0994), Dinah Burns (Lot #0773), Barb Niemeyer (Lot #0735), Christine Cooney (Lot #0898), Clem Estrada (Lot #0263/0264), Dave Rodgers (Lot #733).

Others in attendance: Chief Rosales, Mike Casimir.

Property Owners Time:

Junive & Gregg O'Neill (Lot #0766) inquired about what committees needed help.

Gary Vance (Lot #0367) is here to educate himself.

Ken Petry (Lot #0994).

Dinah Burns (Lot #0773).

Barb Niemeyer (Lot #0735) asked about the motion from the Property Owners' Meeting.

Christine Cooney (Lot #0898) No comment.

Clem Estrada (Lot #263/264) No comment.

Dave Rodgers (Lot #0733) No comment.

Approval of April 2022 Minutes:

Motion 22-028 was made and passed 9-0.

Board of Trustees Committees:

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

Mike Casimir will provide an update during the Property Manager's time.

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

Suprena Lohrer reported that a meeting was scheduled.

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

Brian Welch provided an update on the Dam repairs. The 5-year ODNr inspection is due in the fall. **Motion 22-029** was made and passed 9-0.

Brian Welch provided an update on the culvert project on the Eastside and the drainage ditch around the storage area.

Brian Welch provided an update on the work needed for the ditch around the marina storage area.

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

Michael Dorne provided an update that testing will start in June, weather depending.

Marty Ditello thanked Mike Casimir for pulling together a team to work over the weekend to resolve the stuck debris preventing the closing of the dam valves.

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

Suprena Lohrer indicated that Mike Casimir will provide an update during the Property Manager's time.

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

Nothing to report.

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

Scott Kutzley reported that someone put an addition on a house on W. Choctaw, it is in compliance with the rules and regulations, so the building review committee signed off.

Choctaw Utilities Report: *(Kathi Platter)*

As submitted. Kathi Platter noted that the Choctaw Utilities board approved a spending policy at the April Board meeting, 4/25.

Patrol: *(Chief Rosales)*

Chief Rosales reported on the status of the patrol cars. Once the Sheriff starts buying cars again, we may get one to replace the Crown Vic.

Marty Ditello thanked the patrol for their help during the Easter Egg hunt and Pancake Breakfast.

Property Manager: *(Mike Casimir)*

Mike Casimir brought to the board a complaint by a property owner of a neighbor's property and how it is being used and explained how he handled the complaint.

Mike Casimir asked the board to approve a banking signature card for Carla to effectively interface with the bank regarding banking issues. **Motion 22-030** was made and passed 9-0.

Mike Casimir provided an update on the walking path project, and the board was provided with three bids to review. He asked the board to approve the bid from Mead's Paving. **Motion 22-031** was made and passed 9-0. **Motion 22-032** was made and passed 9-0.

Mike Casimir provided an update on the additional work that is required to complete the walking path that is not accounted for in the Mead's Paving bids.

Communications: *(Marty Ditello, Kathi Platter)*

Marty Ditello provided an update on the website. Mike Casimir indicated it would be compatible with smartphones and tablets.

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

Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reported that the Easter egg hunt was a huge success.

Treasurer: *(Kathi Platter)*

As submitted.

Old Business:

NA

New Business:**Public Records Requests:**

Marty Ditello reported that this request was approved because it was approved before.

Halloween 2022 – request to reserve the Lodge:

Michael Dorne received a request from Laura Hotchkiss to reserve the Lodge on October 29 for the purpose of inviting the whole community to an adult Halloween Party. **Motion 22-033** was made and passed 9-0.

Motion from the Property Owners' Meeting:

Motion 22-034 was made and passed 9-0.

CLPOA agreement with Madison County Sheriff:

Motion 22-035 was made and passed 9-0.

Property Owners follow-up:

The O'Neill's were looking to help out on committees. Sener Calis and Marty Ditello will reach out to the O'Neill's

Marty Ditello moved to go into Executive Session at 7:55 pm to discuss CLPOA business. Michael Dorne seconded. Roll Call vote: Sener Calis seconded. 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.

Jim Price was excused at 8:25 pm. Brian Welch and Michael Dorne were excused at 8:20 pm.

The Board of Trustees returned from Executive Session at 8:45 pm. At this time, the door to the Lodge was opened, and an announcement was made that any interested property owners could return.

Marty Ditello moved to adjourn at 8:46 pm. Suprena Lohrer seconded. Motion passed 6-0.

Meeting adjourned at 8:46 pm.

Minutes compiled by Barbara Moore.