CLPOA Board of Trustees Meeting – May 12, 2020 – Approved June 9, 2020

Board of Trustees Meeting

Based on the Ohio Department of Health's Covid-19 related Stay At Home Order of April 2, 2020, the semi-annual PO meeting scheduled for April 23, 2020, was postponed. Per the Order, all in-person board meetings were prohibited. The CLPOA Board of Trustees, therefore, continued to use email to make decisions, as long as the decision is unanimous and is relevant to basic lake operations and State Order impacts to the community. A record of all email decisions are noted here and will be ratified at the June 9th meeting.

Motion 20-023: Michael Dorne made an eMotion on March 14, 2020, to waive the 4% processing fee for phone-in payments from March 16, 2020, through April 6, 2020. Angela Watson seconded. Motion passed unanimously, 9-0.

Motion 20-024: Angela Watson made an eMotion on March 19, 2020, to waive late fees through the end of May 2020. Michael Dorne seconded. Motion passed unanimously, 9-0.

Motion 20-025: Suprena Lohrer made an eMotion on April 1, 2020, to return all rental deposits and fees in full during the 2020 State of Emergency in Ohio. Steve Grapp seconded. Motion passed unanimously, 9-0.

Motion 20-026: Suprena Lohrer made an eMotion on April 7, 2020, to amend Motion 20-011 to increase the Playground {budget} to not exceed $42,000. Steve Grapp seconded. Motion passed unanimously, 9-0.

Motion 20-027: Suprena Lohrer made an eMotion on April 8, 2020, to approve moving $125,844.09 from the 2019 operations account to a miscellaneous capital account. Bill Laney seconded. Motion passed unanimously, 9-0.

Motion 20-028: Suprena Lohrer made an eMotion on April 13, 2020, to accept the auditors proposed settlement offers for the Real Estate Value Complaint of $5,000 for 1985 Itawamba Trail, $5,000 for 1975 Itawamba Trail, and $5000 for 1955 Itawamba Trail. Jim Price seconded. Motion passed unanimously, 9-0.

Motion 20-029: Bill Laney made an eMotion on April 13, 2020, to approve the fence variance for lot 0460. Christine Cooney seconded. Motion passed unanimously, 9-0.

Motion 20-030: Suprena Lohrer made an eMotion on April 16, 2020, to accept the bid from ACS Construction to complete the Arrowhead Exterior renovation project not to exceed $35,000. Michael Dorne seconded. Motion passed unanimously, 9-0.

Motion 20-031: Bill Laney made an eMotion on April 28, 2020, to approve the fence [height] variance for lot 0663. Steve Grapp seconded. Motion passed unanimously, 9-0.

Motion 20-032: Bill Laney moved to approve the March 10, 2020 Board of Trustees minutes as amended. Steve Grapp seconded. Passed 9-0.

Motion 20-033: Bill Laney moved to approve the fence variance for lot 1086 as submitted. Jim Price seconded. Passed 9-0.

Motion 20-034: Dave Wheatley moved to approve the fence variance for lot 0272 as submitted. Steve Grapp seconded. Passed 8-1.

Motion 20-035: Brian Welch moved to approve the fence variance for lot 0954 as submitted. Bill Laney seconded. Passed 9-0.

Motion 20-036: Suprena Lohrer moved to write-off the fines and interest of $5364.15 for the JG account (name withheld to protect privacy). Steve Grapp seconded. Passed 9-0.

Motion 20-037: Dave Wheatley moved to appoint Brian Welch to the CU Board. Bill seconded. Roll Call vote: Bill Laney – Yes, Jim Price – Yes, Dave Wheatley – Yes, Steve Grapp – Abstain, Brian Welch – Yes, Suprena Lohrer – Nay, Angela Watson – Nay, Michael Dorne – Nay, Christine Cooney – Yes. Passed 5-3, 1-Abstain.

Motion 20-038: Bill Laney moved to approve funding of an Ohio Historical Marker based on full donations funding from outside donors. Michael Dorne seconded. Passed 9-0.

Call to Order: The Board of Trustees meeting convened at 7:00 p.m. in the CLPOA Lodge..

Roll Call: President Christine Cooney – present; Vice-President Michael Dorne - present; Secretary Steve Grapp – present, via phone; Bill Laney – present, via phone; Treasurer Suprena Lohrer – present; Jim Price – present, via phone; Angela Watson – present, via phone; Brian Welch – present, via phone; Dave Wheatley – present, via phone.

Property owners in attendance: Kevin Munson (Lot #924), David Quincel (Lot #202).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:
Kevin Munson (Lot #924) reported that being a historical buff, he was interested in the incredibly rich history of this area. Based on Dr. Sparks' research document dated 1974, this area was the site of Tecumseh's Deer Creek Village. Kevin provided a summary of his research. He discovered that we could apply for an Ohio Historical Marker at a cost of $3000 - $4000. The marker would be double-sided with a plate of the image of Tecumseh. He also believes that he could get sponsors to offset the cost of the marker. He asked the board if this would be of interest to them and the community. Discussion to take place under New Business.

David Quincel (Lot #202) asked if the board could help him out with a problem he is having with his neighbor. He explained the issue to the board and that it occurred in 2019. Mike Casimir attempted to intercede, however, David is not satisfied with the results and it continues to be a problem. Discussion to take place under New Business.

Approval of Minutes:
Discussion and clarifications of March 10, 2020, BOT minutes took place. **Motion 20-032** was made and passed 9-0.

Board of Trustees Committee Reports:
Constitution, Rules & Regulations: (*Chair – Steve Grapp*)
Brian Welch provided the committee's recommendations for changes to the Rules and Regulations. Discussion followed. The board tabled any action until the June Meeting.

Investment: (*Chair – Dave Wheatley*)
Dave Wheatley provided a summary detail of the investments. The investment total is $2,142,844. The investment committee is monitoring the investments almost daily. The committee continues to review all options provided by our Investment Analyst and will bring any proposals to the board.

CLPOA/CU Exploratory: (*Co-Chairs – Christine Cooney, Kent Feliks*)
Christine Cooney said that the committee has not met so there is nothing to report.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch*)
Brian Welch reported that the committee met to review the drainage situations around the lake and identified some that need attention. Mike was getting prices to remove a very large tree on Karok that is interfering with the water flow from the farmer's field, affecting houses on Karok and West Choctaw. Discussion followed.

Brian also reported on the status of the roads. The board approved monies, in March, for crack sealing, striping, and micro-surfacing of all the side roads. The committee's recommendation is to only do road repairs and line painting in 2020.

Lake Water Quality: (*Chair – Michael Dorne*)
Michael Dorne provided a summary of the committee's plan for this year. He noted that they expect to start testing in late May and continue to educate the community throughout the season. The committee will meet again before Memorial Day.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer)*
Suprena Lohrer reported that the playground equipment is scheduled for delivery in June.

Personnel: (Chair – *Jim Price)*
Nothing to report.

Lake Committee Reports:
Building Review: *(Chair – Bill Laney)*
Mike Casimir provided detailed plans for three (3) variances for board review and approval. **Motion 20-033** was made and passed 9-0. **Motion 20-034** was made and passed 8-1. **Motion 20-035** was made and passed 9-0.

Choctaw Utilities: *(Chair – Brian Welch)*
Brian Welch reported that CU finalized their negotiations with the Engineering firm for the specification changes, to everyone's satisfaction. The plant is still several months away from being ready.

Collections: *(Chair – Suprena Lohrer)*
Mike Casimir provided a summary of the balance and payment history for a delinquent property owner. The property owner is now current with dues and assessments. Mike is proposing to waive the remaining balance which consists of only fines and interest. **Motion 20-036** was made and passed 9-0.

Suprena recommended that we start foreclosure on the BY account (name withheld to protect privacy). House Bill 562, states that there is a six (6) month moratorium on foreclosures.

Patrol Report: *(Chief Bell)*
Report as submitted.

Property Manager Report: *(Mike Casimir)*
Mike Casimir reported on the implementation of an online payment system. The board members will be used to test payments for the Q2 assessments and dues.

Communications & Publications: *(Chair – Brian Welch)*
Nothing to report.

Recreation: *(Chair – Angela Watson)*
Angela Watson reported that she is waiting to see how the Covid-19 situation plays out. The fireworks are paid so we will wait until June to decide how to proceed. Michael Dorne, Christine Cooney, Joe Bell, Bill Laney, and Mike Casimir will work on a logistics plan for the 4th of July fireworks should we decide to have this event.

Sewer Report: *(Chair – Michael Dorne)*
Michael Dorne reported that the May 5th meeting was canceled. August 4th is the next scheduled meeting. Michael provided a summary of the information he was able to gather.

Treasurer Report: *(Suprena Lohrer)*
Report as submitted.

Old Business:
No old business.

New Business:
Appointment of CU Board:
Brian Welch and Michael Dorne asked to be considered for this appointment and presented their reasons and ability to serve. A roll call vote was taken. **Motion 20-037** passed 5-3, 1-Abstain. Brian Welch is appointed to the CU Board.

Watercraft Rentals and Sticker:
This was determined not to be an issue.

May Summer Concert Series:

Dan Blazer provided alternative plans for holding the Summer Concert Series during the COVID-19 regulations. The board reviewed his plans. Bill Laney is going to check with the Health Department and report back to the board.

Property Owners:
The board discussed Kevin Munson's proposal for an Ohio Historical Marker. **Motion 20-038** was made and passed 9-0.

The board discussed Mr. David Quincel's request for the board to get involved in a dispute between himself and his neighbor. Christine Cooney will reach out to Mr. Quincel to inform him that the board believes this to be a civil matter.

Stamper issue:
The board reviewed and discussed. Christine Cooney will develop a letter response that the board can weigh in on before sending.

Dave Wheatley moved to adjourn the meeting. Jim Price seconded.

Meeting adjourned at 9:50 p.m.

Minutes compiled by Barbara Moore.