CLPOA Board of Trustees Meeting – May 13, 2024

Board of Trustees Meeting

Motion 24-019: Michael Dorne moved to accept the April 8, 2024, CLPOA BoT meeting minutes as amended. Gary Vance seconded. Passed 6-0-2.

Motion 24-020: Marty Ditello moved to approve the changes to the building code as presented. Dan Moran seconded. Passed 8-0

Motion 24-021: Mary Ditello moved to approve the 54" fence variance with the same style and location as presented on lot #0046. Dan Moran seconded. Passed 8-0

Motion 24-022: Marty Ditello moved to approve the pilot Beach Check-in program as presented. Sener Calis seconded. Passed 7-1

Motion 24-023: Marty Ditello moved to approve the Arrowhead rate increase as presented. Michael Dorne seconded. Passed 8-0.

Motion 24-024: Marty Ditello moved to approve an easement for lot #762/761. Dan Moran seconded.

Motion 24-025: Suprena Lohrer moved to suspend the previous motion. Michael Dorne seconded. Passed 8-0.

Motion 24-026: Marty Ditello moved to authorize the CLPOA Officers to work with the property owner of lot #762/761 and legal counsel to create an easement for the existing driveway on lot #762/761 as used and presented to the CLPOA Board of Directors (Trustees) on May 13, 2024, with the lot #762/761 property owner bearing all associated costs. Dan Moran seconded. Passed 8-0.

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

Roll Call: Suprena Lohrer – present; Dan Moran – present; Kathi Platter – excused; Vicki Presnell - present; Gary Vance – present; Marty Ditello – present; Sener Calis – present; Michael Dorne – present; Steve Grapp – present.

Property owners in attendance: Dave Stewart (Lot #0162); Junive O'Neill (Lot #0766)l Barry Dewees (Lot #0029); Sam Thomas (Lot #1865); Tracy Chambers (Lot #0762); Nathan Stull (Lot #0968); Paul & Anne Sayre (Lot #0538).

Others in attendance: Mike Casimir

Property Owners Time:
Dave Stewart (Lot #0162) provided a handout and asked for a 4 ½ ft. variance for the shed.

Junive O'Neill (Lot #0766) came to observe.

Barry DeWees (Lot #0029) came to observe

Sam Thomas (Lot #1865) came to observe

Tracy Chambers (Lot #0762) represents the person who wants to buy the property and came to discuss the easement issue for Lot #0762.

Nathan Stull (Lot #0968) came to observe

Paul & Anne Sayre (Lot #0538) came to observe.

Approval of April 8, 2024 Minutes:
Motion 24-019 was made and passed 6-0-2.

Board of Trustees Committees:
Governing Document Review: (*Chair – Steve Grapp, Co-Chair – Vicki Presnell*).
Nothing to report.

Investment: (*Chair – Gary Vance, Co-Chair – Kathi Platter*).
Gary Vance said he is reviewing the investment policy statements and has nothing to report.

Lake Drainage, Roads & Dam: (*Chair – Dan Moran, Co-Chairs - Sener Calis, Suprena Lohrer*).
Dan Moran reported that the dredging of George's Fork is complete.

Lake Water Quality: (*Chair – Dan Moran, Co-Chair – Michael Dorne, Scott Kutzley*).
Dan Moran indicated that the water looks good, and the dredging will help with the phosphorous levels.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello).*
Suprena Lohrer indicated that Mike Casimir provided the Reserve Study document that the Long Range Planning Committee completed and reminded everyone that the document is a working planning document.

Personnel: (*Chair – Michael Dorne, Co-Chairs Kathi Platter, Vicki Presnell).*
Nothing to report.

Patrol and Safety: (*Chair – Vicki Presnell, Co-Chair Michael Dorne).*
Vicki Presnell reported that the committee finalized the road, safety, and security recommendation document. After meeting with all those involved, this committee will provide the recommendations to the board.

Lake Committees:
Building Review: *(Gary Vance, Dan Moran, Scott Kutzley).*
Gary Vance provided the proposed building code changes. **Motion 24-020** was made and passed 8-0.

Gary Vance provided details for the 4 ½ ft. shed variance requested for lot #0162. No motion was made; therefore, the variance is denied.

Gary Vance provided a summary of the 54" fence variance request for lot #0046. **Motion 24-021** was made and passed 8-0.

Gary Vance brought a detached garage concept for lot #0931. Mike Casimir will ask the property owner to submit the building plan, and then the board will review it.

Patrol: *(Chief Rosales).*
Mike Casimir reported that the ODNR watercraft division can only come out with the approval of the Association. The Game Warden can come out any time to check for fishing licenses. Children under 16 are not required to have a fishing license.

Property Manager: *(Mike Casimir)***.**
Mike Casimir reported on the ODNR Boater Safety Class. It is a free 8-hour class; we need at least five people. The attendees will be certified to operate a boat anywhere in Ohio, and the certificate does not expire. Mike Casimir will offer the class to the community.

Mike Casimir indicated that Boat Patrol would be certified by attending a free ODNR class on water safety.

Mike Casimir reported that to cut down on issues with non-residents using the beach, he is piloting a Beach Check-in program and explained the program to the board. **Motion 24-022** was made and passed 7-1.

Mike Casimir provided recommendations for the increase in the Arrowhead rental rates. **Motion 24-023** was made and passed 8-0.

Treasurer: *(Kathi Platter).*
Nothing to report.

Old Business:
N/A

New Business:
Water Main Flushing:
Dan Moran asked if CUI would reimburse CLPOA for using CLPOA employees during the water main flushing project. Mike Casimir reported that there is an agreement between CUI and CLPOA that CUI reimburses CLPOA for any use of CLPOA personnel and equipment.

Tennis Court Usage:
Mike Casimir reported that a previous resident who conducted tennis lessons for residents is no longer a resident but wants to continue to provide lessons. She requests approval for a guaranteed time to use the tennis courts to conduct tennis lessons for Choctaw residents. Suprena Lohrer will develop the charter for the Tennis Club.

Marty Ditello moved to move into Executive Session at 8:55 p.m. to discuss board business. Suprena Lohrer seconded. Motion passed 8-0.

Marty Ditello moved to return from Executive Session at 9:35 p.m. Michael Dorne seconded. Motion passed 8-0.

Motion 24-024 was made. **Motion 24-025** was made and passed 8-0. **Motion 24-026** was made and passed 8-0.

Dan Moran moved to adjourn the meeting at 9:42 p.m. Suprena Lohrer seconded. Passed 8-0.

Meeting adjourned at 9:42 p.m.

Minutes compiled by Barbara Moore.