

CLPOA Board of Trustees Meeting – October 9, 2023 – Approved November 13, 2023

Board of Trustees Meeting

Motion 23-054: Michael Dorne made an eMotion that the board rescinds any and all remedies that were discussed and offered to Lot #0153, and have it (horseshoe gravel driveway) removed in 10 days and pay a \$100/day assessment from the day of the image, September 24. Marty Ditello seconded. Passed 9-0.

Motion 23-055: Vicki Presnell made an eMotion that the Rules and Regs be amended to include the proposed changes which are designated in red font in the attachment. For clarity, the changes involved the following rules:

Revision to Header 13

Revision to Rule 13 C (1)

Revision to Rule 13 C (4)

Revision to 13 D (1)

Revision to 13 D (2)

Revision to 13 D (4)

Revision to 13 D (5)

Addition of 13 D (6)

Revision to 15 B (1). Michael Dorne seconded. Passed 9-0.

Motion 23-056: Marty Ditello moved to accept the September 11, 2023, meeting minutes as amended. Michael Dorne seconded. Passed 7-0-1. Suprena Lohrer abstained.

Motion 23-057: Michael Dorne moved to accept the job descriptions as submitted on September 2023. Marty Ditello seconded. Passed 8-0.

Motion 23-058: Marty Ditello moved to accept the variance request for Lot #1086. Steve Grapp seconded. Passed 5-3.

Motion 23-059: Michael Dorne moved to amend the September 25, 2023 eMotion 23-054 due to the compliance by the property owner, further remove enforcement assessments, and to instruct the property Owner to apply for and pay the \$75 permit fee and the board will immediately approve the variance request. Suprena Lohrer seconded. Passed 7-1.

Motion 23-060: Michael Dorne moved to approve the Booster Club Charter that was submitted to the board members. Marty Ditello seconded. Passed 7-1.

Motion 23-061: Marty Ditello moved to make the Ballot Counting Committee for the 2024 election to be Jeff Pitt, Brenda O'Connor and Clem Estrada. Suprena Lohrer seconded. Passed 8-0.

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

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

Property owners in attendance: Gary Vance (Lot #0367), Jill Dorne (Lot #0464), Stephanie DeWees (Lot #0029), Mike Thornhill (Lot #0143), Jeremy Search (Lot #0556).

Others in attendance: Mike Casimir

Property Owners Time:

Gary Vance (Lot #0367) came to observe.

Jill Dorne (Lot #0464) came to observe.

Stephanie Dewees (Lot #0029) thanked the board for continuing to work on the short-term rental issues. The board confirmed the date of the property owners' meeting for Tuesday, October 24, 2023 at 7:30 p.m.

Jeremy Search (Lot #0556) came to ask the board to grant his previously denied open records request for a pool installation.

Approval of September 2023 Minutes:

Motion 23-056 was made and passed 7-0-1.

The board discussed adding the name of the person who abstained from any vote in the minutes.

Board of Trustees Committees:

Governing Document Review: (*Chair – Steve Grapp, Co-Chairs – Vicki Presnell*)

Steve Grapp provided an update to the changes to the Rules & Regulations and the Constitution regarding short-term rentals. The board will go into Executive Session for further discussion. The changes will be presented at the October 2023 Property Owners' Meeting.

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

Suprena Lohrer reported that our investment amount is \$2,597,665 and that we are on track.

Lake Drainage, Roads & Dam: (*Chair – Scott Kutzley, Co-Chairs - Sener Calis, Dan Moran*).

Mike Casimir reported on the West Side tile replacements project, and once the asphalt repair is done in approximately 7-14 days, that project will be complete.

Mike Casimir provided an update on the dam rip-rap project, which started today and is expected to be completed by the end of the week. He also provided an update on the concrete repairs and expects quotes for the work by the November meeting or earlier.

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

Mike Casimir reported that they will do one more test and then they will be done for the season.

Mike Casimir stated that the dredging project is on target for March 2024, depending on the weather.

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

Nothing to report.

Personnel: (*Chair – Michael Dorne, Co-Chairs – Sener Calis, Kathi Platter, Vicki Presnell*).

Motion 23-057 was made and passed 8-0.

Patrol and Safety: (*Chair – Vicki Presnell, Co-Chairs – Sener Calis, Michael Dorne*).

Vicki Presnell provided an update on the committee's status, and its first meeting scheduled for next Monday. The committee has three property owners: Karl Crook, Brent Adams, and Tony Barnhart. The committee is looking to submit a survey to the community.

Lake Committees:

Building Review: *(Scott Kutzley, Dan Moran).*

Mike Casimir provided the drawings for the shed variance request. The building committee recommends approving the variance request for Lot #1086 and their reasons. **Motion 23-058** was made and passed 5-3.

Marty Ditello provided an update on the gravel driveway issue for lot #0153. **Motion 23-059** was made and passed 7-1

Marty Ditello provided his reasoning for rejecting lot #0556's records request. The board discussed this, and Suprena Lohrer provided suggestions to lot #0556 on rewriting the records request.

Patrol: *(Chief Rosales).*

Report as submitted.

Property Manager: *(Mike Casimir).*

Report as submitted. Mike Casimir reported on the recruiting effort for patrol candidates.

Treasurer: *(Kathi Platter).*

Report as submitted.

Old Business:

Booster Club Charter:

Motion 23-060 was made and passed 7-1

Residential Parking at Access 7:

Marty Ditello provided an update and potential solution. Mike Casimir will speak to the property owners.

New Business:

2024 Nominating and Ballot Counting Committees:

Mike Casimir reported that no one has put their name in for the Nominating Committee. The 2023 Ballot Counting Committee members agreed to be assigned to the 2024 Ballot Counting Committee. Mike Casimir will reach out to the community again and add it to the October 2023 Property Owners' agenda.

Motion 23-061 was made and passed 8-0.

Steve Grapp moved to go to Executive Session at 8:13 p.m. Marty Ditello seconded. Passed 8-0.

The board returned from Executive Session at 8:38 p.m.

Marty Ditello informed Stephanie Dewees that more information will come out very soon. Steve Grapp indicated that he would post to the Choctaw Lake Property Owners' email as soon as possible.

Marty Ditello moved to adjourn at 8:40 p.m. Sener Calis seconded. Passed 8-0.

Meeting adjourned at 8:40 p.m.

Minutes compiled by Barbara Moore.