

CLPOA Board of Trustees Meeting – August 11, 2025 – Approved September 8, 2025

Board of Trustees Meeting

Motion 25-047: Michael Dorne moved to approve the July 14, 2025, CLPOA Board of Trustees meeting minutes. Gary Vance seconded. Passed 7-0.

Motion 25-048: Michael Dorne moved to accept the variance for a 6-ft fence on the backside and westside, with 4-ft fence on the front southside. Gary Vance seconded. Failed 0-7.

Motion 25-049: Michael Dorne moved to approve the variance as presented. Nathan Stull seconded. Failed 1-6.

Motion 25-050: Michael Dorne moved to allow the variance for lot #0475, of a 6-ft privacy fence on the northside and westside and a 4-ft privacy fence on the southside as outlined in property owners' drawing. Gary Vance seconded. Passed 6-1.

Motion 25-051: Marty Ditello moved to move forward with foreclosure on lot #0107 as presented. Michael Dorne seconded. Passed 7-0.

Motion 25-052: Marty Ditello moved to move forward with foreclosure on lot #0787 as presented. Sener Calis seconded. Passed 7-0.

Motion 25-053: Suprena Lohrer moved to set the Trick or Treat date and time to Saturday, October 25th, 4 p.m. to 6 p.m. Marty Ditello seconded. Passed 7-0.

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

Roll Call: Dan Moran – excused; Scott Cosgrove – excused; Gary Vance – present; Michael Dorne – present; Marty Ditello – present; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis – present.

Property owners in attendance: Tina & Joe Kerka (Lot #0475).

Others in attendance: Mike Casimir.

Property Owners' Time:

Tina Kerka (Lot #0475) is asking for a fence variance and provided pictures of the property and the changes they want to make to their fence,

Approval of July 14 2025 Minutes:

Motion 25-047 was made and passed 7-0.

Board of Trustees Committees:

Governing Document Review: (*Chair – Suprena Lohrer, Co-Chair – Nathan Stull*).

Nothing to report.

Investment: (*Chair – Gary Vance, Co-Chair – Kathi Platter*).

Gary Vance provided detail of the account balances and investment info.

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

Mike Casimir provided an update on the crack filling and striping. He indicated that he should have a report from the survey of the dam by next meeting.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran*)

Michael Dorne indicated the lake numbers are great and will continue to monitor for the next big event, Labor Day Weekend.

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

Nothing to report.

Personnel, Patrol and Safety: (*Chair – Kathi Platter, Co-Chair Michael Dorne*).

Kathi Platter provided an update on personnel highlighting the need for a replacement for Chief Jake Rosales.

Lake Committees:

Building Review: (*Gary Vance, Dan Moran*).

Gary Vance provided detail regarding the variance request for lot #0475 and the Building Review's objection to the 6-ft front yard fence. **Motion 25-048** was made and failed 0-7. **Motion 25-049** was made and failed 1-6.

Motion 25-050 was made and passed 6-1.

Patrol: (*Chief Rosales*).

Nothing to report.

Property Manager: (*Mike Casimir*).

Mike Casimir asked the board to approve a foreclosure of two properties presented. **Motion 25-051** was made and passed 7-0. **Motion 25-052** was made and passed 7-0.

Treasurer: (*Kathi Platter*).

As submitted.

Old Business:

Speed Cushions:

Mike Casimir provided an update on costs and noted he will have more info to provide. There seems to be a lot of interest from the property owners.

“Buy-in Fee:”

Moved to next month’s meeting.

New Business:

Trick or Treat:

The board set the date and time to Saturday October 25th, 4 p.m. to 6 p.m. **Motion 25-053** was made and passed 7-0.

Wake Board Boats and boats with wake enhancing devices and their disruption to the lake were discussed. Governing Docs will pursue this with Legal.

Mart Ditello moved to adjourn the meeting at 7:52 p.m. Gary Vance seconded. Passed 7-0.

Meeting adjourned at 7:52 p.m.

Minutes compiled by Barbara Moore.