

CLPOA Board of Trustees Meeting – January 8, 2024 – Approved February 12, 2024

Board of Trustees Meeting

Motion 23-070: Vicki Presnell made an eMotion on November 27, 2023, to approve the Patrol & Security Community Survey. Michael Dorne seconded. Passed 9-0, unanimously.

Motion 23-071: Steve Grapp made an eMotion on November 29, 2023, to amend the Rules and Regulations in re: trusts. Vicki Presnell seconded. Passed 9-0, unanimously.

Motion 23-072: Refer to December 20th 2023 special meeting minutes.

Motion 23-073: Suprena Lohrer made an eMotion on December 23, 2023, to accept the meeting minutes from the special BoT meeting on December 20, 2023, as amended. Michael Dorne seconded. Passed 8-0-1.

Motion 24-001: Marty Ditello moved to accept the November 13, 2023, BoT meeting minutes as amended. Kathi Platter seconded. Passed 8-0.

Motion 24-002: Scott Kutzley moved to approve the 2-ft variance setback for the new pergola on lot #0356. Michael Dorne seconded. Failed 4-4.

Motion 24-003: Steve Grapp made an eMotion on January 18, 2024, to add Section 35. L. to the CLPOA Rules and Regulation. Seconded by Michael Dorne. Motion passed 9-0.

35. L. Bona Fide Tenant Member Violations:

Per the CLPOA Constitution, Section 1 C Tenant Members (Revised October 24, 2023) and Section 4 - Membership in Good Standing D. (effective October 24, 2023), Property Owners in violation of the bona fide tenant member requirements (ie. short term rentals) will be subject to the following enforcement assessments:

1st violation = Tenant Fee(ie. \$355) + \$500 = \$855.

2nd violation = Tenant fee (ie. \$355) + \$1000= \$1355

3rd violation and following = Tenant fee (ie. \$355) + \$2000 = \$2355 + Member not in good standing for 6 months.

Motion 24-004: Michael Dorne made an eMotion on January 24th, 2024 to approve the request to allow sale of Lot 0792 to CDA Home Solutions, LLC for the stated purpose of renovation and to resell as private residence.

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 – via phone; Suprena Lohrer - excused; Dan Moran – present; Vicki Presnell - present; Kathi Platter – present.

Property owners in attendance: Jim McCabe (Lot #0355), Keely Carabin (Lot #0030), Jill Dorne (Lot #0464), Chris Carabin (Lot# 0030), Mike Brining (Lot #0146).

Others in attendance: Mike Casimir

Property Owners Time:

Jim McCabe (Lot #0355) provided drawings, details, and explanations for the variance request.

Keely Carabin (Lot #0030) thanked the board for all their efforts to change the Rules & Regulations regarding VRBO, Airbnb, and other short-term rentals and asked for an update. Mike Casimir reported that the new Constitution is on the Website and is recorded with Madison County Recorder's Office. He plans to speak to the property owners regarding the rule changes.

Approval of November 13, 2023 Minutes:

Motion 24-001 was made and passed 8-0.

Marty Ditello provided for the record and acknowledged that the Special Meeting Minutes were approved on December 22, 2023. **Motion 23-073** was made and approved 8-0-1.

Board of Trustees Committees:

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

Steve Grapp provided an update and concerns regarding the short-term rule violation enforcement assessments that the Committee is looking into. Steve Grapp indicated that he will work with Dan Moran to provide the details to the board for their review before the February meeting.

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

Nothing to report.

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

Mike Casimir provided an update on the status of the dam and the activities needed to satisfy the new FEMA requirements. ODNR provided an estimate for the cost of a survey and the potential federal grants available to cover some of the survey costs, planning, design, and remediation. Mike Casimir provided the timeline for the grant application and approval.

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

Nothing to report.

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

Mike Casimir indicated that the Committee met to review and update the Long Range Planning document to cover the next few years. He reported that a forecast for the Capital items is forthcoming.

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

Nothing to report.

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

Vicki Presnell indicated that the results from the survey are in, and the Committee is analyzing them. The Committee expects to put together an Executive Summary for the February meeting.

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

Mike Casimir and property owner Jim McCabe provided the details and answered questions regarding the request for a 2-ft setback variance for lot #0356. **Motion 24-002** was made and tied 4-4. Marty Ditello indicated that the board needed to review Roberts's Rules of Order to determine the next steps.

Patrol: *(Chief Rosales).*

Mike Casimir reported that we hired one applicant, and three more are in the pipeline. The new cameras are operational, and Mike is attending a training session on using and operating these cameras.

Property Manager: *(Mike Casimir).*

Mike Casimir reported that the board packet has the 2024 budget. Budget is to be approved in February by the 2023 board. Mike Casimir also provided an update on collections.

Treasurer: *(Kathi Platter).*

Report as submitted.

Old Business:**Residential Parking at Access 7:**

Mike Casimir reported that he reviewed the parking history and situation with the CLPOA attorney.

Omni Internet Update:

No update.

New Business:**Executive Session:**

Marty Ditello moved to enter Executive Session at 8:17 p.m. Michael Dorne seconded. Passed 8-0.

Returned from Executive Session at 9:10 p.m.

Marty Ditello moved to adjourn at 9:11 p.m. Dan Moran seconded. Passed 8-0.

Meeting adjourned at 9:11 p.m.

Minutes compiled by Barbara Moore.