

CLPOA Board of Trustees Meeting – March 10, 2020 – Approved May 12, 2020

Board of Trustees Meeting

Motion 20-016: Dave Wheatley moved to approve the February 14, 2020, 2020 Board of Trustees minutes as amended. Suprena Lohrer seconded. Passed 9-0.

Motion 20-017: Dave Wheatley moved to approve the February 14, 2020, 2019 Board of Trustees minutes as presented. Suprena Lohrer seconded. Passed 9-0.

Motion 20-018: Brian Welch moved to waive the (3) three quote policy and only require (2) two quotes for zone 1 and 2, micro surfacing and crack sealing. Suprena Lohrer seconded. Passed 9-0.

Motion 20-019: Brian Welch moved to approve the resurfacing of zone 1 and 2 with micro surfacing not to exceed \$240,000 and approve crack sealing not to exceed \$50,000. Steve Grapp seconded. Passed 8-1.

Motion 20-020: Bill Laney moved to appoint Kent Feliks to the Choctaw Utilities Board for (3) three years. Dave Wheatley seconded. Passed 9-0.

Motion 20-021: Steve Grapp moved to renew Barbara Moore's contract. Michael Dorne seconded. Passed 9-0.

Motion 20-022: Brian Welch moved to renew Christine Cooney's Webmaster contract as presented. Dave Wheatley seconded. Passed 8-0, 1-abstain.

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

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

Property owners in attendance: Dick Hanna (Lot # 705), Jill Dorne (Lot #464), Dave Lohrer (Lot #527), Bob Nickel (Lot #100), Mike Pompura (Lot #897).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:

Dave Lohrer (Lot #527) representing Choctaw Utilities and will speak during the Choctaw Utilities committee report.

Bob Nickel (Lot #100) inquired as to how many eligible voters there are and how many ballots were sent out. Discussion followed. He clarified that he wanted to know how many people get more than one ballot. Christine Cooney informed Bob that she would provide the information by the end of the week.

Approval of Minutes:

Discussion and clarifications of February 11, 2020, 2020 BOT minutes took place. **Motion 20-016** was made and passed 9-0. No discussion of February 11, 2020, 2019 BOT minutes took place. **Motion 20-017** was made and passed 9-0

Board of Trustees Committee Reports:

Constitution, Rules & Regulations: (*Chair – Steve Grapp*)

Nothing to report.

Investment: (*Chair – Dave Wheatley*)

Dave Wheatley provided a summary detail of the investments. As of March 6th, we had \$2.198M. We are not allocated in stocks any longer. Discussion followed. The Investment Committee will revisit the investment policy.

CLPOA/CU Exploratory: (*Co-Chairs – Christine Cooney, Kent Feliks*)

Christine Cooney nothing to report, however, anticipated meeting with the attorney.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch*)

Brian Welch provided details for the planned maintenance and striping of the roads. Discussion followed.

Motion 20-018 was made and passed 9-0. **Motion 20-019** was made and passed 8-1

Lake Water Quality: (*Chair – Michael Dorne*)

Nothing to report.

Land/Facility & Long Range Planning: (*Chair – Suprena Lohrer*)

Nothing to report.

Personnel: (*Chair – Jim Price*)

Nothing to report.

Lake Committee Reports:

Building Review: (*Chair – Bill Laney*)

Nothing to report.

Choctaw Utilities: (*Chair – Brian Welch*)

Dave Lohrer provided an update for the new water plant. He indicated that it is mostly built and gave a summary of the electrical issues that were identified in December. He stated that the build is on hold until the issues are resolved. He expects the plant to be completed within (2) two months after building restart.

Dave Lohrer explained the violation letter that was sent to all property owners. He attributed some of the problems due to the manual effort it takes to add the right amount orthophosphate and measure the results. The CU board is taking steps to mitigate the issues. Discussion followed. He reported that adding the right amount of orthophosphate is accomplished automatically with the new plant. The overall maintenance of the new plant is easier.

Collections: *(Chair – Suprena Lohrer)*

Suprena Lohrer reported that one foreclosure check has come in and another that was on a payment plan has paid in full.

Patrol Report: *(Chief Bell)*

Chief Bell reported that he has finally received acceptance of the two applicants. They started training last week. We are now up to full strength.

Chief Bell also reported that the Sherriff is placing the order for the new vehicle that the board approved in February.

Property Manager Report: *(Mike Casimir)*

Mike Casimir stated that the third shift differential pay has changed but it does not impact the budget.

Mike Casimir provided an update on the new playground build undertaking. Brian Knowles is coordinating the volunteers. The Community Build date is scheduled for June 20th through the 21st.

Michael Dorne asked about the status of on-line payments for CLPOA dues and assessments. Mike Casimir indicated that there isn't anything set up for online payments, but property owners can set up automatic payments through the office. Mike will communicate the process to the community in the next blog.

Communications & Publications: *(Chair – Brian Welch)*

Nothing to report.

Recreation: *(Chair – Angela Watson)*

Angela Watson reported that she has started posting notices on Next Door to solicit volunteers for the recreation committee.

Bill Laney indicated that last year Jeremy Search coordinated a CPR event in the lodge that was very well received and would like to see it continue. Angela reported that she will look into doing this event again.

Sewer Report: *(Chair – Michael Dorne)*

Michael Dorne reported that he had a conversation with Bob Dana and requested the financial reports. He also provided a summary of his conversation regarding new and old pump replacements and the projected Feb 20th shutoff for delinquent property owners.

Treasurer Report: *(Suprena Lohrer)*

Suprena Lohrer reported that February 29th was the last day of our Fiscal Year. She provided reports for the Profit and Loss and Expenses for March 2019 through February 2020. Discussion followed. The balance sheets were reviewed. Suprena indicated that we are in good shape.

Old Business:

No old Business.

New Business:

Appointment of CU Board:

The board discussed this appointment. **Motion 20-020** was made and passed 9-0.

Renewal of Barbara Moore's Contract (stenography):

The board discussed this renewal. **Motion 20-021** was made and passed 9-0.

Renewal of Christine Cooney's Contract (webmaster):

The board discussed this renewal. **Motion 20-022** was made and passed 8-0, 1-abstain.

Short Term Rentals:

The board discussed the issue of allowing Air B&B rentals. Discussion followed. Christine Cooney asked the Rules & Regulations Committee to address Tenant Members.

Community Cleanup Day:

The board discussed this and determined that the liability is not worth the aid we get in return. As mentioned earlier, there will be a Community Build Day scheduled for June 20th through June 21st to build the new playground equipment and we need volunteers for that activity.

Comments, Announcements, and other business:

Committee Board Members:

Committee Board Members were discussed and the following were assigned.

- Constitution, Rules & Regulations: Chair Steve Grapp, Co-Chair Brian Welch
- Land/Facility & Long Range Planning: Chair Dave Wheatley, Co-Chair Suprena Lohrer
- Lake Drainage, Roads & Dam: Chair Brian Welch, Co-Chair Jim Price
- Lake Water Quality: Chair Michael Dorne, Co-Chair Christine Cooney
- Personnel: Chair: Jim Price, Co-Chair Bill Laney

Property Owners Meeting:

The board agreed on Thursday, April 23rd at 7:30 p.m. to hold the April Property Owners Meeting.

Choctaw Utilities Property:

Suprena Lohrer reported that she will submit forms to the auditor requesting a lower valuation for each of three CLPOA lots (1955, 1975, 1985) on Itawamba Trail. The association can't develop these lots because they provide a safety buffer for Choctaw Utilities' three water wells. She is requesting a market value of \$5,000 for each of the lots which will lower the real estate taxes substantially.

Bank:

Suprena Lohrer reported that she signed off at the bank for the officers and the board members need to go to the bank to fill out the forms.

Bill Laney moved to adjourn the meeting. Micheal Dorne seconded.

Meeting adjourned at 9:49 p.m.

Minutes compiled by Barbara Moore.