

CLPOA Board of Trustees Meeting (2021 Board) – September 21, 2022 – Approved October 10, 2022

Board of Trustees Meeting

Motion 22-050: Suprena Lohrer moved to approve the August 8, 2022 minutes, as amended. Brian Welch seconded. Passed 9-0.

Motion 22-051: Marty Ditello moved to approve the variance for the detached garage roof pitch on lots #0543, 0542 & ½ of lot 0544. Sener Calis seconded. Passed 9-0.

Motion 22-052: Jim Price moved to approve the proposed rate increase for the Lodge and Arrowhead effective, September 21, 2022. Sener Calis seconded. Passed 9-0.

Motion 22-053: Michael Dorne moved to approve the proposed rate increase for the marina storage, Old Columbus storage and the indoor storage areas, effective fiscal year 2023. Sener Calis seconded. Passed 9-0.

Motion 22-054: Jim Price moved to approve the proposed rate increase for the docks from \$250 to \$300, effective fiscal year 2023. Sener Calis seconded. Passed 8-1.

Motion 22-055: Marty Ditello moved to move #8 on the A/R aging summary over to collections for foreclosure with Kamen & Cusimano. Kathi Platter seconded. Passed 9-0.

Motion 22-056: Marty Ditello moved to move #9 on the A/R aging summary over to collections for foreclosure with Kamen & Cusimano. Michael Dorne seconded. Passed 9-0.

Motion 22-057: Marty Ditello moved to approve the foreclosure step-down on the proposal as presented. Scott Kutzley seconded. Passed 9-0.

Motion 22-057A: Kathi Platter moved to amend **Motion 22-057** step-down changing (a) to 1st of November at \$1600, strike out (b) in total, change (c) to 1st of March at \$1200, and add the note regarding the violation of the payment plan. Michael Dorne seconded. Passed 9-0.

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

Roll Call: Kathi Platter – present; Michael Dorne – present; Brian Welch – present; Jim Price – present; Scott Kutzley – present; Sener Calis – present; Suprena Lohrer – present; Marty Ditello – present; Steve Grapp – present.

Property owners in attendance: James & Kristin Kaehr (Lot #0014), Stephanie & Barry Dewees (Lot #0029), Dinah Burns (Lot #0773), Ken Petry (Lot #0994), Brian Killian (Lot #0710), Tony Barnhart (Lot #0713), Ron Poe (Lot #0580), Robyn & Mike Ruble (Lot #0542,0543), Tracina Reagan, (Lot #0491), Matt Crowell (Lot #0491).

Others in attendance: Mike Casimir.

Property Owners Time:

James & Kristin Kaehr (Lot #0014) are requesting a variance to restore the current dock and boathouse in its current location. James Kaehr provided documents for the board to review.

Stephanie & Barry Dewees (Lot #0029) thanked the board for looking into the issue with the neighbor's property.

Ron Poe (Lot #0580) is seeking clarification on the issue regarding golf carts using Old Columbus Rd. between W. Choctaw and E. Choctaw as posted on social media.

Ron Poe (Lot #0580) wanted to follow up on his boat house request.

Robyn and Mike Ruble (Lot #0542, 0543) request a variance for the pitch on a detached garage they want to build. He provided the board with the plans.

Approval of August 2022 Minutes:

Motion 22-050 was made and passed 9-0.

Board of Trustees Committees:

Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)

Nothing to report.

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

Suprena Lohrer reported that our investments are down Year-to-Date 8%. However, we are up \$400,000 overall. Total investment is \$2,644,196 and the Investment Committee met with the advisor.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)

Brian Welch reported that drainage was installed in the Soccer Field, Eastside culverts were replaced, and Engineers inspected the dam. We expect to receive the dam inspection report in the next seven days.

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

Michael Dorne reported that we are no longer testing or treating the water since the season is over. We are currently preparing for the spring 2023 dredging project.

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

Suprena Lohrer reported that they are continuing to work on the reserve study.

Personnel: (*Chair – Jim Price, Co-Chairs – Sener Calis*)

Nothing to report

Lake Committees:

Building Review: (*Scott Kutzley, Marty Ditello*)

Mike Casimir provided a review of the proposed lean-tos. Since there is nothing in our Rules & Regulations, Mike wanted the board to review it before approving. It is covered under "other structures."

The board reviewed the request for a variance for a roof pitch on a detached garage. **Motion 22-051** was made and passed 9-0.

The board reviewed the variance for replacing a boat house in its current location and footprint on E. Choctaw. Options were discussed. The property owner was asked to submit drawings for the compromise solution and work with the Building Review Committee to bring it back to the board.

Choctaw Utilities Report: *(Kathi Platter)*

Report as submitted.

Patrol: *(Chief Rosales)*

Mike Casimir had a discussion with Chief Rosales regarding golf carts or 4-wheelers traveling on Old Columbus between the East and West sides. If you are driving recklessly, underage, without lights, or speeding, you will get pulled over. Old Columbus is a county road, and all State and local road rules apply.

Property Manager: *(Mike Casimir)*

Mike Casimir provided the proposed rate increase for docks, storage units, and rentals. **Motion 22-052** was made and passed 9-0. **Motion 22-053** was made and passed 9-0. **Motion 22-054** was made and passed 8-1.

The board reviewed the A/R aging summary report. **Motion 22-055** was made and passed 9-0. **Motion 22-056** was made and passed 9-0.

Communications: *(Marty Ditello, Kathi Platter)*

Nothing to report.

Live Streaming: *(Michael Dorne, Marty Ditello)*

Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*

Sener Calis reported that the Labor Day events were successful. We sold one hundred forty tickets for the Labor Day Dinner. We sold one hundred eighty tickets for the Pancake breakfast. He thanked all the volunteers that made these events possible. There is a Halloween party coming up on October 29th.

Treasurer: *(Kathi Platter)*

Report as submitted.

Old Business:

Foreclosure Amounts:

Michael Dorne provided and reviewed with the board the proposed step-down reductions for foreclosure amounts. **Motion 22-057** was made and passed **Motion 22-057A:** was made and passed 9-0.

Property variance for lots 0156 and 0580:

The board will address this during Executive Session.

Yoga Group:

Discussion regarding the proposal submitted for the Yoga Club. We would agree to use the lodge on Wednesday at 6 p.m. for up to one hour for \$30.00, instead of designating as a club.

New Business:

Lodge and Arrowhead rentals:

Covered previously under the Property Managers section.

Chickasaw and Potawamie:

Removal of dead ash trees:

Mike Casimir told the property owner that he would take care of the dead ash trees on the lake property. The dead trees were marked, and Mike will focus on the trees closest to the property owner's house first.

Placement of stop sign:

Mike Casimir reported that there is a visual obstruction for the sign. Once a few trees and shrubs are removed, that will clean up the visual obstruction.

Other business:

Mike Casimir reported on a resident's request for the board to look into wake boats. The waves created by these boats are coming up over the property and causing damage to the shoreline. The property owner suggested that maybe there would be a time limit on when wake boats can go out on weekends. The property owner also suggested the board consider outlawing any new wake boats on the lake.

Mike Casimir reported that the current members of the Booster Club are looking to pass on the torch. Mike met with a property owner interested in taking over the Booster Club and rebuilding it.

Short Term Rentals:

Short-term rental needs more investigation. Mike Casimir will ask for guidance from Kamen & Cusimano.

Marty Ditello moved to enter executive session at 9:16 p.m. to discuss lake business. Michael Dorne seconded. Passed 8-0.

Michael Dorne and Brian Welch were excused at 9:35 p.m.

Marty Ditello moved to return from executive session at 9:43 p.m. Suprena Lohrer seconded. Passed 7-0.

Marty Ditello moved to adjourn at 9:44 p.m. Suprena Lohrer seconded. Passed 7-0.

Meeting adjourned at 9:44 p.m.

Minutes compiled by Barbara Moore.