

CLPOA Board of Trustees Meeting – October 14 2024 – Approved November 11, 2024

Board of Trustees Meeting

Motion 24-040: eMotion was made by Vicki Presnell that Seimer Homes & Rentals LLC be given permission to purchase 3156 Pueblo Dr. Lot 666 for the purpose of renovation and resell as a private residence. Michael Dorne seconded. Passed 8-0-1.

Motion 24-041: Marty Ditello moved to accept the September 9, 2024, CLPOA BoT meeting minutes as amended. Steve Grapp seconded. Passed 8-0.

Motion 24-042: Vicki Presnell moved to have the Property Manager provide the boat patrol statistics and the number of the lake violations issued to be published monthly in a special section of the Peace Pipe. Dan Moran seconded. Passed 8-0. Rescinded by **Motion 24-045**

Motion 24-043: Dan Moran moved to purchase the Kubota not to exceed \$9,000 with trade-in as presented. Gary Vance seconded. Passed 8-0.

Motion 24-044: Marty Ditello moved to appoint to the Nominating Committee, Patti Mirolo, Amedeo Mirolo, and Michael Tolle. Kathi Platter seconded. Passed 8-0.

Motion 24-045: Suprena Lohrer moved to rescind **Motion 24-042**. Sener Calis seconded. Passed 7-0-1.

Motion 24-046: Vicki Presnell moved for the Lake Manager to publish Boat Patrol statistics in chart format in the Peace Pipe, monthly. Gary Vance seconded. Motion passed 6-2-0.

Motion 24-047: Vicki Presnell moved for the Lake Manager to publish Safety & Security Lake violation statistics in chart format in the Peace Pipe, monthly. Suprena Lohrer seconded. Motion passed 6-2-0.

Motion 24-048: Kathi Platter moved to approve the Ballot Counting committee, consisting of Jeff Pitt, Brenda O'Connor and Clem Estrada. Marty Ditello seconded. Motion passed 8-0.

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

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

Property owners in attendance: Barry DeWees (Lot #0029); David & Tammi Saleme (Lot #0354); Kim Stamper (Lot #0459); Scott Stamper was present but was not on the Sign-in sheet.

Others in attendance: Mike Casimir.

Property Owners Time:

Barry DeWees (Lot #0029) reported on his issues with the neighbors.

Kim Stamper (Lot #0459) asked about getting a detail report of the Safety & Security budget. Marty Ditello indicated that she needed to issue a records request at the office and Mike Casimir can provide assistance.

Email Motions: **Motion 24-040** was made and unanimously passed.

Approval of September 9, 2024 Minutes:

Motion 24-041 was made and passed 8-0.

Board of Trustees Committees:

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

Nothing to report.

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

Gary Vance reported that we have a current balance of \$307,896. Our overall return is 8.3% YTD with trailing 12 months at 16%.

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

Mike Casimir reported on the pre-application grant from ODNR was accepted.

Mike Casimir indicated that the catch basin on Huron is caving in and needs to be rebuilt. More information is submitted to the board in his report.

Mike Casimir reported on the crack sealing of the roads that were rebuilt in 2017 through 2019. We don't expect to do anything until 2025.

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

Dan Moran reported that the lake has come up due to the current rain fall. We are still on target to lower the lake on November 1st.

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

Suprena Lohrer indicated that the committee met last month. The Patrol building preliminary cost estimates were over what we budgeted, so the committee is looking at other possibilities. The committee is also looking at different security systems for the community.

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

Nothing to report.

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

Vicki Presnell reported that the committee is doing an analysis on the traffic data and is looking to provide this information to the board at the November meeting. The Responder History Listing report and the Call for Service Response Time analysis report. will be reviewed by Lake Counsel before being available on the ChoctawLake.com site.

Mike Casimir indicated that he can provide the lake's safety and security violations. **Motion 24-042** was made and passed 8-0.

Lake Committees:

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

Nothing to report.

Patrol Report: (*Chief Rosales*).

As submitted. Suprena Lohrer asked to have the Nature Statistics included in the board packet.

Property Manager Report: (*Mike Casimir*).

Mike Casimir summarized the information he gathered regarding the issues presented by Barry DeWees and the actions taken.

Mike Casimir reported on the Kubota and accessories that he wants to purchase to replace the current Kubota, which requires a significant amount of repairs. **Motion 24-043** was made and passed 8-0.

Treasurer: (*Kathi Platter*).

As submitted.

Old Business:

N/A

New Business:

Appointment of Nominating Committee:

Motion 24-044 was made and passed 8-0.

Marty Ditello moved to go into Executive Session to discuss Lake business at 8:30 p.m. Suprena Lohrer seconded. Passed 8-0.

Marty Ditello moved to return from Executive Session at 8:38 p.m. Sener Calis seconded. Passed 8-0.

Motion 24-045 was made and passed 7-0-1. **Motion 24-046** was made and passed 6-2-0. **Motion 24-047** was made and passed 6-2-0. **Motion 24-048** was made and passed 8-0.

Marty Ditello moved to adjourn the meeting at 9:08 p.m. Dan Moran seconded. Passed 8-0.

Meeting adjourned at 9:08 p.m.

Minutes compiled by Barbara Moore.