**CLPOA Board of Trustees Meeting – March 10, 2025 – Approved April 14, 2025**

**Board of Trustees Meeting**

**Motion 25-010:** February 17, 2025 Marty Ditello made an eMotion to establish a short-term committee, to be named Effluent Free Choctaw Lake, with the mandate to act in the best interests of Choctaw Lake and its residents in opposition to Mid-Ohio Sewer and Water's plans to construct a wastewater treatment plant that would discharge effluent water into Dear Creek, ultimately feeding Choctaw Lake. Additionally, I propose that I chair this committee as the CLPOA Board President, noting that this committee may include other members of the CLPOA Board of Trustees and additional property owners as permitted by our governing documents. Michael Dorne seconded. Passed unanimously, 9-0.

**Motion 25-011:** Suprena Lohrer moved to approve the February 10, 2025 CLPOA Board of Trustees (2024 Board) meeting minutes as amended. Kathi Platter seconded. Passed 6-0-2.

**Motion 25-012:** Suprena Lohrer moved to approve the February 10, 2025 CLPOA Board of Trustees (2025 Board) meeting minutes. Dan Moran seconded. Passed 8-0.

**Motion 25-013:** Suprena Lohrer moved to forego the three-bid policy to approve Scodeller Construction quote dated March 3, 2025 to crack fill W. Choctaw Dr., E. Choctaw Dr. Chickasaw, Itawamba and Suqulak for a cost of $81,300. Kathi Platter seconded. Passed 8-0.

**Motion 25-014:** Nathan Stull moved to forego the three-bid policy to approve Griffin Pavement quote dated February 14, 2025 to repaint lines on W. Choctaw Dr. E. Choctaw Dr. Chickasaw, Itawamba and Suqulak for a cost of $15,855. Scott Cosgrove seconded. Passed 8-0.

**Motion 25-015:** Dan Moran moved to approve the Ohio Dredge LLC. quote dated February 21, 2025 to restore the George's Fork dredging sediment basin on Ted Chaney's property for the cost of $17,435, to be paid out of the Lake Water Quality account. Scott Cosgrove seconded. Passed 8-0.

**Motion 25-016:** Suprena Lohrer moved to approve the Mid State Recreation quote to install new playground equipment at Suqulak park for $94,311.14 and paid out of the Building, Equipment & Grounds Account. Michael Dorne seconded. Passed 7-1.

**Motion 25-017:** Suprena Lohrer moved to approve the Meade's Paving blacktop estimate #1491 to install a small parking area at Suqulak Park at the estimated cost $6,450 to be paid out of the Building, Equipment & Grounds Account. Sener Calis seconded. Passed 8-0.

**Motion 25-018:** Suprena Lohrer moved to kill Motion 25-017. Michael Dorne seconded. Passed 8-0.

**Motion 25-019:** Suprena Lohrer moved to approve Mead's Paving blacktop estimate for $5,950 for a parking area at Suqulak Park to be paid out of the Building, Equipment & Grounds Account. Gary Vance seconded. Passed 8-0.

**Motion 25-020:** Suprena Lohrer moved to approve Wiseman and Sons, LLC. estimate #2776 to install a yard hydrant at the beach for the purpose of a beach wash station at a cost of $6,000. Sener Calis seconded. Passed 8-0.

**Motion 25-021:** Gary Vance moved to approve the fence variance for adjacent lots #0269 and #0270 to replace an existing 4 ½-ft fence with a 5-ft brown chain link fence. Dan Moran seconded. Passed 8-0.

**Motion 25-022:** Suprena Lohrer moved that CLPOA prohibit any active board members from bidding on or participating or attempting to influence the award of any contracts with CLPOA for themselves personally or their business during their term and shall extend 60 months after their term ends. Sener Calis seconded. Passed 7-2.

**Motion 25-023:** Dan Moran moved that no board members or family members should work in any capacity for CLPOA. Scott Cosgrove seconded. Failed 2-7.

**Motion 25-024:** Suprena Lohrer moved to amend **Motion 25-009** to change the date of the Property Owners' meeting to Wednesday, April 23, 2025 at 7:30 pm. Gary Vance seconded. Passed 9-0.

**Motion 25-025:** Michael Dorne moved to approve the CUI and CLPOA Contract Operator update for the SLA agreement. Marty Ditello second. Passed 9-0.

**Motion 25-026:** Michael Dorne moved to approve the CUI and CLPOA Office and Maintenance update of the SLA agreement. Marty Ditello seconded. Passed 9-0.

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**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 – present; Scott Cosgrove – present; Gary Vance – present; Michael Dorne – present; Marty Ditello – late; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis - present.

**Property owners in attendance:** Dinah Burns (Lot #0773), Ted Grace (Lot #0281), Dennis & Karen Wiser (Lot #0194).

**Others in attendance:** Mike Casimir.

**Property Owners Time:**
Dinah Burns (Lot #0773) observing

Ted Grace (Lot #0281) New to the community and wanted to observe.

Dennis Wiser (Lot #0194) wanted more information about waiving the short-term rental enforcement assessments, and to voice his concerns regarding the short-term rental. Michael Dorne addressed The Wiser's concerns and provided clarity on the assessment repeal.

**Approval of February 10, 2025 (2024 Board) Minutes:**
**Motion 25-011** was made and passed 6-0-2.

**Approval of February 10, 2025 (2025 Board) Minutes:**
**Motion 25-012** was made and passed 8-0.

Michael Dorne provided for the record and acknowledged **eMotion 025-010** was made and passed 9-0.

**Board of Trustees Committees:**
**Governing Document Review: (***Chair – Suprena Lohrer, Co-Chair – Nathan Stull*).
Suprena Lohrer indicated that the committee has not met.

**Investment: (***Chair – Gary Vance, Co-Chair – Kathi Platter*).
Nothing to report.

**Lake Drainage, Roads & Dam: (***Chair – Dan Moran, Co-Chairs - Scott Cosgrove, Sener Calis*).
Mike Casimir reported that the $350,000 grant has not been approved yet for the dam surveys requested by ODNR engineers. Dan Moran requested that the committee meet with the engineer to evaluate if any of the surveys can be done while we are waiting a response from ODNR.

Mike Casimir provided an update on the maintenance plans for the roads and alternative processes.
**Motion 25-013** was made and passed 8-0. **Motion 25-014** was made and passed 8-0.

**Lake Water Quality: (***Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran*).
Michael Dorne reported that the committee will meet in April to discuss plans for this summer season and future dredging. **Motion 25-015** was made and passed 8-0.

**Land/Facility & Long-Range Planning:** *(Chair – Suprena Lohrer, Co-Chair – Nathan Stull).*
Suprena Lohrer provided and update on the East Side playground project. Dan Moran voiced a concern about the cost. Nathan Stull indicated that the East Siders have felt neglected since all the latest enhancements have been on the West Side. Suprena Lohrer reported that the playground is not unsafe, but is in need of upgrades. Suprena Lohrer provided a summary of how the accounts are set-up, how projects are selected and the requirements for the five-year reserve study. **Motion 25-016** was made and passed 7-1. **Motion 25-017** was made and passed 8-0. **Motion 25-018** was made and passed 8-0. **Motion 25-019** was made and passed 8-0.

Suprena provided information for the shower station beach project. **Motion 25-020** was made and passed 8-0.

**Personnel, Patrol and Safety:** (*Chair – Kathi Platter, Co-Chair Michael Dorne).*
Kathi Platter reported that the committee did not meet but it needs to review the personnel documents. Michael Dorne reported that Jake Rosales will be relocating at the end of summer.

**Lake Committees:**
**Building Review:** *(Gary Vance, Dan Moran).*
Gary Vance provided details on the requested fence variance that the Building Review Committee approves. **Motion 25-021** was made and passed 8-0.

**Patrol:** ***(****Chief Rosales).*
As submitted.

**Property Manager:** *(Mike Casimir)***.**
As submitted.

**Treasurer:** *(Kathi Platter).*
As submitted.

**Old Business:**
**Audit:**
Mike Casimir indicated that the Lake did a full audit for $12,000 two-years ago and now the estimates are $25,000. We are looking into doing an agreed procedure for $7,500. The agreed procedure audit satisfies the Lake's requirement for an audit.

Mike Casimir will get the information for the agreed procedure audit and submit to the board members for approval by at least two board members.

Marty Ditello arrived at 8:24 pm.

**New Business:**
**Contracts with BOT members.**
The board discussed the guidelines for potential preferential treatment of contracts and hiring. **Motion 25-022** was made and passed 7-2. **Motion 25-023** was made and failed 2-7.

**April Property Owners' Meeting:**
**Motion 25-024** was made and passed 9-0.

Michael Dorne moved to enter Executive Session at 8:49 p.m. Nathan Stull seconded. Motion passed 9-0.

Michael Dorne moved to exit Executive Session at 9:10 p.m. Marty Ditello seconded. Motion passed 9-0.

**Motion 25-025** was made and passed 9-0. **Motion 25-026** was made and passed 9-0.

Michael Dorne moved to adjourn the meeting at 9:14 p.m. Kathi Platter seconded. Passed 9-0.

Meeting adjourned at 9:14 p.m.

*Minutes compiled by Barbara Moore.*

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