CLPOA Board of Trustees Meeting – November 13, 2023 – Approved January 8, 2024

Board of Trustees Meeting

Motion 23-062: Scott Kutzley made an eMotion on November 11, 2023, to proceed with a contract to Legacy Concrete and Decorative for a not to exceed $18,000 to perform items 27, 28 and 30 on Table 3-1. Summary of Spillway Area Repairs. This motion also removes the requirement for three bids. Michael Dorne seconded. Passed 9-0, unanimously.

Motion 23-063: Marty Ditello moved to accept the October 9, 2023, meeting minutes as amended. Michael Dorne seconded. Passed 9-0.

Motion 23-064: Vicki Presnell moved to accept the committee charter as submitted. Dan Moran seconded. Passed 6-3.

Motion 23-065: Kathi Platter moved to amend **Motion 23-064** to remove bullets under Rules, under Committee Members, Maintain Confidentiality of information deemed sensitive or confidential, and strike the last bullet point and replace it with "use the current Long Range Planning and Budgets" to create and maintain in a 3 – 5 year master plan. Call to question: Michael Dorne Seconded. 2/3rd of the board votes yes, kills all conversation, and goes to an immediate vote on the original motion. Sener Calis – Yes, Marty Ditello – Yes, Michael Dorne – Yes, Steve Grapp – Yes, Scott Kutzley – Yes, Suprena Lohrer – No, Dan Moran – Yes, Kathi Platter – No, Vicki Presnell – Yes. 2 out of 9 = 76%. Call to question passed 7-2.

Motion 23-066: Vicki Presnell moved to accept the community survey as submitted. Sener Calis seconded.

Motion 23-067: Suprena Lohrer moved to postpone **Motion 23-066** indefinitely. Kathi Platter seconded. Passed 8-1.

Motion 23-068: Kathi Platter moved to remove the Choctaw Lake Sheriff's Patrol Report from the Board packet until the Patrol Committee has made a determination on the validity and the need for that report. Michael Dorne seconded. Passed 5-4.

Motion 23-069: Marty Ditello moved to nominate Michael Brining, Michael Tolle and Patty Mirolo to the Nominating Committee. Suprena Lohrer seconded. Passed 9-0.

.

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

Property owners in attendance: Mike Thornhill (Lot #0143), Stephanie & Barry DeWeese (Lot #0029). Gary Vance (Lot #0367), Verlyn Bailly (Lot #0578), Brad Tannehill (Lot #0754).

Others in attendance: Mike Casimir

Property Owners Time:
Gary Vance (Lot #0367) came to observe.

Mike Thornhill (lot #0143) wanted an update on Access 7 situation.

Approval of October 2023 Minutes:
Motion 23-063 was made and passed 9-0.

Board of Trustees Committees:
Governing Document Review: (*Chair – Steve Grapp, Co-Chairs – Vicki Presnell*)
Steve Grapp provided an update on the changes to the Rules & Regulations and the Constitution regarding short-term rentals. The Constitution must be submitted to the local auditor's office, and we await their response. The property owners unanimously approved the changes to the Constitution at the October 2023 Property Owners' Meeting. The board needs to update the Rules and Regulations assessment enforcement penalties for violating the short-term rental rules.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*).
Suprena Lohrer reported that our investment amount is $2,446,998.95 and that we are on track. It looks lower this month because we pulled out about $110,000 to work on the road drainage and dam.

Lake Drainage, Roads & Dam: (*Chair – Scott Kutzley, Co-Chairs - Sener Calis, Dan Moran*).
Scott Kutzley provided an update on the dam repairs. Mike Casimir added that the Engineer will provide all the reports to ODNR.

Lake Water Quality: (*Chair – Scott Kutzley, Co-Chairs – Michael Dorne, Dan Moran*).
Scott Kutzley suggested that we need to consider a massive dredging project, like in 1999 -2000. The water is only 3 feet deep in the whole south end.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello).*
Mike Casimir provided a summary of the subcommittee's findings. The Land/Facility & Long Range Planning Committee will review their findings and create the long-range planning document.

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 presented the committee's charter. **Motion 23-064** was made and passed 6-3. **Motion 23-065** was made. Call to Question passed 9-0.

Vicki Presnell presented the community survey. **Motion 23-066** was made, no vote. **Motion 23-067** was made and passed 5-4.

Lake Committees:
Building Review: *(Scott Kutzley, Dan Moran).*
Nothing to report.

Patrol: ***(****Chief Rosales).*
Mike Casimir asked the board for their opinion on including the normal stats and any changes. **Motion 23-068** was made and passed 5-4.

Property Manager: *(Mike Casimir)***.**
Report as submitted.

Treasurer: *(Kathi Platter).*
Report as submitted.

Old Business:
Residential Parking at Access 7:
Mike Casimir was unsuccessful in acquiring an agreement on the proposal provided to the property owners. Kathi Platter suggested outlining the issue and proposal and presenting it to legal Counsel for advice.

Omni Internet Update:
Mike Casimir reported that Omni Fiber's timeline for providing internet access is now expected to be around May or June, 2024. Mike Casimir will continue to provide updates to the community.

New Business:
2024 Nominating Committees:
Motion 23-069 was made and passed 9-0.

2024 Election Dates:
December 1st is the deadline for applications.
December 10th is the deadline for resumes.
January 2nd is the deadline for mailing out ballots.
Post Mark Jan 31st deadline for returned ballots.
February 6th: complete counting for the February 12th Board meeting.
There will be two separate mailings for CLPOA and CU.

Wills, Trusts, and Transfer on Death Scenarios:
The board discussed how the Choctaw Lake Rules & Regulations impact these financial entities. Our new Counsel can review and provide suggestions.

Future Planning and Direction:
Dan Moran provided his opinion and suggestions for future planning, especially regarding the dam. Scott Kutzley provided his expert opinion on the status of the dam and believes that the dam is in good shape and is in a monitor and repair state. ODNR changed its metrics on rainfall since 2013. Scott Kutzley indicated that we need to wait to project the cost or provide a plan for any changes until the completion of the survey and evaluations. ODNR allows for the development of a 5-year plan.

Marty Ditello moved to enter Executive Session at 9:33 p.m. Suprena Lohrer seconded. Passed 9-0.

Marty Ditello moved to return from Executive Session at 9:50 p.m. Michael Dorne seconded. Passed 9-0.

Marty Ditello moved to adjourn at 9:50 p.m. Suprena Lohrer seconded. Passed 9-0.

Meeting adjourned at 9:50 p.m.

Minutes compiled by Barbara Moore.