

CLPOA Board of Trustees Meeting – January 14, 2020

Board of Trustees Meeting

Substantive Motions in this Meeting:

Motion 20-001: Jim Price moved to accept the November 12, 2019 Board of Trustees minutes as submitted. Michael Dorne seconded. Passed 7-0.

Motion 20-002: Ken Petry moved to move forward with foreclosure on Y(name withheld to protect privacy). Jim Price seconded. Passed 7-0.

Motion 20-003: Bill Laney moved to renew the service contract for Kaman & Cusimano. Michael Dorne seconded. 7-0 passed.

Motion 20-004: Bill Laney moved to have the Fireworks event on Friday, July 3, 2020. Steve Grapp seconded. Passed 5-2.

Motion 20-005: Bill Laney moved to approve the purchase and installation of the reflective street signs, not to exceed \$8600. Jim Price seconded. Passed 5-2.

Motion 20-006: Bill Laney moved to approve the new Boat Storage Agreement as submitted. Ken Petry seconded. Passed 7-0.

Motion 20-007: Bill Laney moved to approve the purchase of the (11) eleven EZ Docks as proposed and waive the (3) bid quote policy. Steve Grapp seconded. Passed 7-0.

Motion 20-008: Bill Laney moved to provide a paper copy only and charge \$1.00 per page. Michael Dorne Seconded. Passed.7-0 as amended.

Motion 20-008A: Steve Grapp moved to amend **Motion 20-008** to keep the cost at \$0.15 per page. Jim Price seconded. Passed 7-0.

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

Roll Call: Jim Price – present; Dave Wheatley – excused; Bill Laney – present; Scott Kutzley – present; Vice-President Ken Petry – present; Michael Dorne – present; Treasurer Suprena Lohrer – excused; President Christine Cooney – present; Secretary Steve Grapp – present.

Property owners in attendance: Bret Groves (Lot #118), Brian Welch (Lot #715), Jeff Pitt (Lot #768), Vicki Presnell (Lot #1061), Marty Ditello (Lot #446).

Others in attendance: Mike Casimir, Deputy Rosales.

Property Owners Time:

Bret Groves (Lot #118) Just visiting.

Brian Welch (Lot #715) Just visiting.

Jeff Pitt (Lot #768) Representing the Ballot Counting Committee and stated that he was working with Mike Casimir to start the ballot validation process preparation. He reported that Clem Estrada, Brenda O'Connor and he are on this committee.

Approval of Minutes:

Discussion and clarifications of the November 12, 2019, BOT minutes took place. **Motion 20-001** was made and passed 7-0.

Board of Trustees Committee Reports:

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

Nothing to report.

Investment: (*Chair – Dave Wheatley*)

Nothing to report.

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

Christine Cooney reported that we spoke to Clark, Schaffer & Hackett and received an estimate for looking into what the financial affect would be, including tax implications. The cost was within what the board already approved, so the joint committee is moving forward.

Lake Drainage, Roads & Dam: (*Chair – Ken Petry*)

Ken Petry indicated that the committee met and reviewed the road plans for painting and crack sealing.

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

Michael Dorne reported that the latest rainfall has brought the lake water back up. Mike Casimir reminded everyone that the valve will remain open until March.

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

Mike Casimir reported that the Committee put together a revised (3) three year plan and will meet again to refine the 2020 plan.

Personnel: (*Chair – Christine Cooney*)

Nothing to report.

Lake Committee Reports:

Building Review: (*Scott Kutzley*)

Scott Kutzley indicated that the committee will meet with the County Inspector to discuss how the Building Committee and the County Inspector overlaps. The goal it to clearly define the responsibilities of the two groups.

He also reported that in November there was a discussion regarding the Building Committee looking into the chip seal product and process. Mike Casimir said that this item still needs researched. Mike indicated that this needs to take place before spring.

Choctaw Utilities: *(Scott Kutzley)*

Scott Kutzley reported that contractors are behind original schedule due to wet weather in the spring. Engineers, in December, corrected 10 items from the original drawings. CU is currently working with the Engineering firm and contractor for resolutions.

Collections: *(Chair – Suprena Lohrer)*

Mike Casimir reported that Suprena Lohrer, Carla, and he are recommending that we don't go after the individual indicated in the report. The cost to litigate would be far more than what we would get out of it. Discussion followed. No action against the property was taken.

Mike Casimir reported on a second property and is recommending that we move forward with foreclosure. Discussion followed. **Motion 20-002** was made and passed 7-0.

The renewal contract for Kaman & Cusimano was reviewed. **Motion 20-003** was made and passed 7-0.

Patrol Report: *(Chief Bell)*

Chief Bell reported that Deputy Rosales has been recruiting deputies from the Clark Statue graduating students and has several good prospects that will be filling out applications. Chief Bell also reported that his goal is to have a mix 12 full & part-time deputies by summer. Deputy Rosales is also lining up deputies for boat patrol.

Deputy training and CPR training were discussed.

Property Manager Report: *(Mike Casimir)*

Mike Casimir reported that the fireworks show vendor wants a premium of \$2000 for a Saturday event, with no additional fireworks. It was reported that London fireworks will be on the 3rd of July. Discussion followed.

Motion 20-004 was made and passed 5-2.

Mike Casimir brought samples of the street signs that he proposed to replace the wooden street signs that now exist. They are reflective and can be seen at night about 150 feet away. The reason for replacement is safety and maintenance. The current wooden signs are not reflective and are hard to read by fire and 1st responders.

Motion 20-005 was made and passed. 5-2.

Mike Casimir asked the board on direction for the 2020 financial audit process. Discussion followed.

Mike Casimir presented the new Boat Storage Agreement for review. Discussion followed. **Motion 20-006** was made and passed 7-0.

Mike Casimir provided a quote for the EZ Docks to be used to provide additional rental docks. He asked to approve the purchase of (11) eleven docks and waive the need for the (3) bids policy. The quote provided is from the same company that we purchased the EZ Docks over the last (3) three years. **Motion 20-007** was made and passed 7-0.

The question was asked about the Arrowhead floor. Mike Casimir indicated that the trim for the restrooms is scheduled to be redone. Discussion followed.

Communications & Publications: *(Chair – Michael Dorne)*

Nothing to report.

Recreation: *(Chair – Ken Petry)*

Ken Petry reported that Sally Lane who coordinated the Junk Yard Derby has left the Lake, so we will be looking for someone to take this over.

Sewer Report: *(Chair – Ken Petry)*

Nothing to report.

Treasurer Report: *(Suprena Lohrer)*

Discussion and review of the financial documents took place.

Old Business:

No old Business.

New Business:

Post Judgement:

This was taken care of during the Collections discussions.

Records Request Policy:

Christine Cooney asked for a standard policy to be put in place. Discussion followed. **Motion 20-008** was made and passed 7-0. **Motion 20-008A** was made and passed 7-0.

Property Ownership (R&R P2 5D):

Christine Cooney reported that on the Rules & Regulations it states that “Lots can only be owned by one person. For the purposes of this rule, one person means a natural person, or a natural person and his or her spouse. Ownership of lots in any other form for example, a partnership, joint venture Corporation, Limited Liability company or trust must be approved in advance by the Board of Trustees. Discussion followed. The board decided to leave the rule as it stands at this time.

Seminar:

Christine Cooney reported on the seminar that she sent out. Based on her review and using the requirements provided, we are in really good financial shape and meeting the requirements. Discussion followed.

Comments, Announcements, and other business:

Christine Cooney reminded all about the Social Media policy that everyone signed at the beginning of the year. It is expected that all BoT members abide by it. Decisions are made as a board regardless of the vote by an individual board member.

Michael Dorne moved to adjourn the meeting. Jim Price seconded. Motion passed 7-0.

Meeting adjourned at 8:47 p.m.

Minutes compiled by Barbara Moore.