CLPOA Board of Trustees Meeting (2021 Board) – February 14, 2022 – Approved March 14, 2022

Board of Trustees Meeting

Motion 22-003: Michael Dorne made an eMotion to accept the updated Boat Storage Rental Application and Agreement, as shown for the year 2022. Brian Welch seconded. Passed 9-0.

Motion 22-004: Jim Price moved to approve the January 10, 2022 minutes as amended. Brian Welch seconded. Passed 6-0.

Motion 22-005: Brian Welch moved to allocate up to $50,000 for the replacement of the old Dodge truck and the purchase of snow and ice removal equipment to be spent from the previously allocated Capital Budget. Michael Dorne seconded. Passed 6-0.

Motion 22-006: Jim Price moved to set the 4th of July fireworks on Sunday, July 3rd. Brian Welch seconded. Passed 4-2.

Motion 22-007: Michael Dorne moved to approve the fiscal year 2022 budget. Steve Grapp seconded. Passed 6-0,

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

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

Property owners in attendance: Ken Petry (Lot #0994), Junive O'Neill (Lot #0766), Gregg O'Neill (Lot #0766), B.J. Laney (Lot #0701/0702).

Others in attendance: Mike Casimir, Chief Rosales.

Property Owners Time:
Ken Petry (Lot # 0994) stated that if there are financial considerations with the pending lawsuit, he suggested that the board postpone any further work on the walkway until there is a resolution because the monies set aside for the walkway could be used to satisfy some of the financial damages incurred by the lawsuit.

Gregg O'Neill (Lot #0766) wanted to know who voted to counter sue the individuals who brought the lawsuit and who voted to include responses for such action. This board cannot answer this question due to the Judge's Order not discussing this case.

Junive O'Neill (Lot #0766) asked about the three board members with expired terms. Do they have voting, attendance, and participation rights? Steve Grapp indicated that the Order by the Judge executed a stay on the election and kept everything status quo until settled. The members with expired terms will remain as voting board members until resolved.

B.J. Laney (Lot #0701/0702) reported that his understanding of the stay the course was not that and wanted to know what would happen to the three votes from the expired term members.

Mike Casimir said he understands that people want more information, but the board cannot discuss anything related to this lawsuit, so there will be no further discussion.

Approval of January 2022 Minutes:
Motion 22-004: was made and passed 6-0.

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*)
Kathi Platter reported that the committee did meet. We discussed moving around some of the investments to get a better yield. Suprena was absent, so there was no further information available.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported that we had targeted the replacement of the metal culverts on the Eastside of the lake, but we did not meet that target due to weather and supply shortages. We expect to start the work at the end of March or the beginning of April.

We need to take an inventory of the metal culverts on the Westside to replace them by fall. Then in 2023, we would target repaving of the secondary roads.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Nothing to report.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Mike Casimir reported that he received a response from six property owners who showed an interest in getting involved in the Long Range Planning. In February, he scheduled a meeting to introduce everyone, discuss this committee's goals and set up the teams.

Mike Casimir also indicated that for this year, we had $50,000 approved in December and set aside in the budget for more EZdocks. They are due to arrive this week, and we will start assembling them to be ready to put in the water in April.

The other big-ticket item that we put in the budget was $50,000 to replace our Dodge Pickup Truck and spreader. Mike Casimir provided the details on his search for a replacement. **Motion 22-005** was made and passed 6-0.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis)*
Nothing to report.

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley reported on a deck rebuild that didn't have a permit, and the steps encroached on the property line. Mike worked with the property owners and resolved the issues to the building review committee's satisfaction.

Scott Kutzley also reported about a request for a 6-foot fence variance on Itawamba. The Building Review Committee denied the request. The property owners have not provided a written appeal request.

Choctaw Utilities: *(Kathi Platter, Scott Kutzley)*
Kathi Platter reported that Choctaw Utilities board met in January. She provided the report and financials for the board to review. There was another discussion regarding publishing the CUI P&L and Balance Sheet in the Peace Pipe. The CUI board did not approve. They did stress that the quarterly meetings are open to the property owners and that they could review the financials at that time.

She reported on a couple of failures due to a power outage, generator failure, a coil failure, and a mainline failure. All were corrected.

The GIS has identified 100 curb boxes; the company will update the mapping as we identify them.

The emergency plan was executed satisfactorily. The EPA was notified of the completion.

Kathi Platter indicated that the CUI board submitted the Code of Regulations to the CLPOA board as written for CLPOA approval. Review and discussion will be tabled until next month when all the members are present.

CUI is continuing to work towards the Not-for-Profit.

Patrol: *(Chief Rosales)*
Report as submitted.

Property Manager: *(Mike Casimir)*
Mike Casimir reminded the board that we have the financial audit in the budget again this year, which is scheduled for April.

Mike Casimir provided an update on the walking path. Since the approval, Mike solicited six companies to get quotes for the walking path and is having challenges with companies getting back to him with quotes. At this point, he only has one quote. This vendor is working with Mike as a partner and provides updates to the quote as items change, include, or exclude from the quote.

Mike Casimir provide an update on collections and the aging report.

Communications: *(Marty Ditello, Kathi Platter)*
Nothing to report.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*
Jim Price asked the board to consider the 4th of July fireworks dates. **Motion 22-006** was made and passed 4-2.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter provided the treasurer's report. Everything is looking good, and we are on target with our numbers.

Old Business:
NA

New Business:
Address Denied Records Request:
A request was made for the CLPOA CUI audit documents for 2018, 2019, and 2020. The request was denied. Because CUI is a private company, it is their discretion to release any of their information. Therefore, CLPOA cannot release this information without the approval of CUI.

FY2022 Budget Approval:
Mike Casimir asked the board to approve the fiscal 2022 budget that he provided to the board in January. **Motion 22-007** was made and passed 6-0.

Messenger Delivery:
Brian Welch brought up a concern about the delivery of the Madison Messenger. It is no longer distributed in the "Bag ."The paper is so light and rolled up in a plastic bag that it gets blown all around the lake.

Mike Casimir will put the phone number in the Choctaw Weekly to let the property owners know they can call and have their names removed from the delivery of the Madison Messenger.

Brian Welch moved to adjourn at 8:14 p.m. Jim Price seconded. Motion passed 6-0.

Minutes compiled by Barbara Moore.