

CLPOA Board of Trustees Meeting (2024 Board) – February 11, 2025 – Approved March 10, 2025

Board of Trustees Meeting

Motion 25-004: January 15, 2025, Steve Grapp made an eMotion to renew Barbara Moore's stenography services contract for an additional year, effective March 1, 2025 to February 28, 2026 at the rate of \$215 per meeting. Seconded Michael Dorne. Passed Unanimously, 9-0,

Motion 25-005: Marty Ditello moved to accept the January 13, 2025, BoT meeting minutes as amended. Michael Dorne seconded. Passed 8-0.

Motion 25-006: Marty Ditello moved to accept the changes to the Rules & Regulations item (5) Boat(s), motorized and non-motorized watercraft, trailer(s), and motorized and non-motorized items stored on a property that are not parked on a driveway or in a garage must be registered to the property owner etc. -This includes all boat(s) motorized and non-motorized watercraft, and trailer(s) must be registered to the property owner when the items are stored, whether they are capable of being used or operated now or in the future. Effective May 1, 2025. Kathi Platter seconded. Passed 8-0.

Motion 25-007: Marty Ditello moved to amend **Motion 24-036** to allow an 11-ft door at property lot #0315. Gary Vance seconded. Passed 8-0.

Motion 25-008: Suprena Lohrer moved to approve the 2025 Operations Budget as submitted. Sener Calis seconded. Passed 8-0.

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

Property owners in attendance: Eric & Susan Friend (Lot #065), Susan Jane Richards (Lot #0813), Julie Siders (Lot #0315), Norm & Joyce Ritterbusch (Lot #0720), Chuck Avery (Lot #0799), Jeff Pitt (Lot #0768), Junive & Gregg O’Neill (Lot #0766), Barry Dewees (Lot #0029), Kevin Love (Lot #0536), Paul & Anne Sayre (Lot # 0538), Douglas Gilmore (Lot #0537), Scott Crosgrove (Lot #0432), Dinah Burns (Lot #0773), Nathan Stull (Lot #0968), Scott & Kim Emch (Lot #0429), Mike Brining (Lot #0149), Dave Lohrer (Lot #0527).

Others in attendance: Mike Casimir

Property Owners Time:

Chuck Avery (Lot #0799) wanted to express his appreciation and thank you for those who served and all new board members. He also thanked the group that uncovered the sewer issue. We have been against each other lately, and believes that this issue will bring the community together for a common goal.

Jeff Pitt (Lot #0768) reported on the ballot counting. There were 266 ballots returned and after rejecting ballots that were in violation of the return rules, we were left with 246 actual ballots.

Gregg O’Neill (Lot #0766) requested a list of the Choctaw Lake clubs and their contact information. He also suggested that this information be posted in the Piece Pipe for the community, should they show an interest in joining any of the clubs.

The remaining Property Owners were looking for more information about the sewer issue.

Marty Ditello informed them that the 2025 Choctaw Lake BoT will be responsible for taking any action on the sewer issue. Any discussion will occur during the 2025 Choctaw Lake BoT meeting.

Approval of January 13, 2025 Minutes:

Motion 25-005 was made and passed 8-0.

Marty Ditello provided for the record and acknowledged **eMotion 025-004** was made and passed 9-0.

Board of Trustees Committees:

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

Steve Grapp provided the wording for the changes to the rules & Regulations regarding boats, motorized and, non-motorized vehicles, trailers, etc. **Motion 25-006** was made and passed 8-0

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

Gary Vance provided a detail report of the portfolio. As of February 7, 2025, current investments are \$2,145,783.02. Trailing 12-month of stocks and bonds is \$1,906,117.80. Trailing 12-month return is 9.84%. Cash is \$239,625.01. 2024 earnings are \$192,532.40. The breakdown of the portfolio is 30.3% cash, 32% equities 28.2% fixed income and preferred, and 9.5% alternative.

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

Mike Casimir reported that the grant from ODNr is on hold.

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

Dan Moran indicated that everything is good.

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

Suprena Lohrer indicated that there are no new plans. The Long-Range Plan is submitted with the budget.

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

Nothing to report.

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

As submitted.

Lake Committees:

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

Gary Vance indicated that there is still an outstanding variance on lot #0315. Mike Casimir reported that the property owner submitted the plans as specified by the variance, however there is a discrepancy in the garage door height. The county has not approved the plans and the property owner's contractor is in the process of resubmitting. **Motion 25-007** was made and passed 8-0,

Patrol: (*Chief Rosales*).

As submitted. Mike Casimir provided an update on the new officer that is starting third shift tonight. Jake is continuing to interview candidates and we have hired one full-time and two part-time deputies.

Property Manager: (*Mike Casimir*).

As submitted. Mike Casimir indicated that the budget provided is the same one presented to the property owners at the October 2024 Property Owners' Meeting. He indicated that some numbers were re-allocated and he provided and explained these allocations on the budget.

Treasurer: (*Kathi Platter*).

Report as submitted.

Old Business:

Vote on the 2024 Operations Budget:

Motion 25-008 was made and passed 8-0

Audit:

Mike Casimir is still looking into costs for an audit.

New Business:

Mike Casimir thanked Steve Grapp for his 6 years of service to this board, keeping the documents updated and behind the scenes work for the community.

Marty Ditello moved to adjourn at 7:45 p.m. Michael Dorne seconded. Passed 8-0.

Meeting adjourned at 7:45 p.m.

Minutes compiled by Barbara Moore.