

CLPOA Board of Trustees Meeting – May 12, 2025

Board of Trustees Meeting

Motion 25-035: Scott Cosgrove moved to approve the April 14, 2025, CLPOA Board of Trustees meeting minutes as amended. Gary Vance seconded. Passed 7-1.

Motion 25-036: Gary Vance moved to change the Building Code to add the change to Section 3a3. Dan Moran seconded. Passed 8-0.

Motion 25-037: Gary Vance moved to add Section J8 and Section K10 to the Building Code. Dan Moran seconded. Passed 8-0.

Motion 25-038: Kathi Platter moved to raise the fence size from 48” to 72”. Michael Dorne seconded. Failed 4-4-0.

Motion 25-039: Gary Vance moved to approve the street 4-ft setback variance for lot #0977. Dan Moran seconded. Passed 7-1.

Motion 25-040: Kathi Platter moved to accept the Car Club Charter as submitted. Dan Moran seconded. Passed 8-0.

Motion 25-041: Michael Dorne moved that a committee shall be hereby created and designated as follows:

1. The members of the committee shall be the following members of the Board: (1) Michael Dorne (Chair), (2) Suprena Lohrer, and (3) Kathi Platter.
2. The committee is hereby directed to thoroughly review the issues, claims, and allegations in the Letter and obtain applicable legal advice as it deems necessary and appropriate.
3. The committee is hereby designated and authorized to exercise the authority of the Board as necessary to take any action it deems appropriate to resolve all matters raised in the Letter, or, in its discretion, to make recommendations to the Board for action.
4. The committee shall provide the Board with periodic updates of its progress in its discretion or as requested by the Board, and shall provide a final report of its actions and, if applicable, its recommendations to the Board upon its completion of the above designated task.
5. Upon making its final report and/or recommendations to the Board, the committee created hereby shall be automatically deemed dissolved unless otherwise directed by the Board.

WHEREAS, the Association, through its legal counsel, received correspondence dated May 8, 2025, from an attorney representing a member of the Association, which correspondence threatened legal action against the Association unless certain actions were taken (the "Letter");

WHEREAS, Article VI of the Association's Constitution provides that the Board, in a resolution adopted by a majority of the Trustees in office, may designate one or more committees consisting of two (2) or more Trustees, to exercise the authority of the Board to the extent provided in said resolution; and

WHEREAS, due to the subject matter of the Letter and the nature of the threatened litigation, the Board has determined that the interests of the Association are best served if the matter is referred to a committee of Trustees to take appropriate action;

Suprena Lohrer seconded. Passed 8-0. Dan Moran was not present for the vote due to abstention.

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), Chuck Avery (Lot #0799), Doug Henderson (Lot #0918), Shawn Edmunds (Lot #0781), Tim Crace (Lot #0172).

Others in attendance: Mike Casimir.

Property Owners' Time:

Dinah Burns (Lot #0773) is here to observe.

Chuck Avery (Lot #0799) provided a summary and documents for his remodel, which includes a 4-ft setback variance request.

Doug Henderson (Lot #0918) here to observe.

Shawn Edmunds (Lot #0781) indicated that the boat ramp parking area could use gravel to fill some of the mud holes and ruts.

Tim Crace (Lot #0172) asked about creating a Car Club at the lake and provided the charter. This club plans to team up with the Booster Club.

Approval of April 14, 2025 Minutes:

Motion 25-035 was made and passed 7-1.

Board of Trustees Committees:

Governing Document Review: (*Chair – Suprena Lohrer, Co-Chair – Nathan Stull*).

Nothing to report.

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

Nothing to report.

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

Dan Moran reported on the cleanup of the dredge pond. He discussed some changes he would like to see in the Contract Policy and will provide an updated policy for the committee to review.

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

Mike Casimir indicated that testing will start in June.

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

Suprena Lohrer reported that the projects for 2025 are underway.

Personnel, Patrol and Safety: (*Chair – Kathi Platter, Co-Chair Michael Dorne*).

Nothing to report

Lake Committees:

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

Gary Vance provided the verbiage for the change to the Building Code and variance fee schedule. **Motion 25-036** was made and passed 8-0.

Gary Vance provided challenges that the Committee faced regarding sheds, garages, overhangs, lean-tos, and the need for clarification on total footprint. **Motion 25-037** was made and passed 8-0.

Kathi Platter discussed the fence sizes. **Motion 25-038** was made and failed 4-4-0.

Gary Vance provided details for the 4-ft garage setback variance for Lot #0977. **Motion 25-039** was made and passed 7-1.

Patrol: *(Chief Rosales)*.

As submitted.

Property Manager: *(Mike Casimir)*.

Mike Casimir provided his research on implementing a “New Resident Buyers Fee”. The Governing Documents Committee will review and develop the plan to be presented at the fall Property Owners' Meeting.

Mike Casimir provided information about implementing a CLPOA Collection Letter charge.

Mike Casimir provided three quotes for replacing the current tractor. Mike Casimir will pursue another quote for the 32 hp Kubota.

Treasurer: *(Kathi Platter)*.

As submitted.

Old Business:

Building Code Update:

Addressed during the Building Review Report.

New Business:

Car Club Charter:

The board reviewed and discussed the Car Club Charter. **Motion 25-040** was made and passed 8-0.

PO Owners:

Marty Ditello indicated that Mike Casimir will get back to Shawn Edmunds' (Lot #0781) request about adding gravel to the Marina parking lot, as soon as Mike has a plan to combine it with the stoage area.

Michael Dorne moved to enter Executive Session at 8:20 a.m. to discuss imminent litigation. Suprena Lohter seconded. Passed 8-0.

Marty Ditello arrived at 8:36 p.m.

Michael Dorne moved to exit Executive Session at 9:06 p.m. Marty Ditello seconded. Passed 8-0 Dan Moran was not present due to abstention.

Motion 25-041 was made and passed 8-0.

Marty Ditello moved to adjourn the meeting. Suprena Lohrer seconded. Passed 9-0.

Meeting adjourned at 9:11 p.m.

Minutes compiled by Barbara Moore.

.