

CLPOA Board of Trustees Meeting – May 15, 2023 – Approved June 12, 2023

Board of Trustees Meeting

Motion 23-020: Marty Ditello moved to accept April 10, 2023, meeting minutes as amended. Sener Calis seconded. Passed 8-0-1.

Motion 23-021: Marty Ditello moved to accept April 24, 2023, special meeting minutes as amended. Michael Dorne seconded. Passed 9-0.

Motion 23-022: Steve Grapp moved to change the Rules & Regulations #19 Part Beach Rules, A. Use (1 6 am – 12 pm, Midnight), Change to (1 6 am – 12 am, Midnight). Dan Moran Second. Passed 9-0.

Motion 23-023: Invalid Motion.

Motion 23-024: Dan Moran moved to waive the 3-bid process on the road drainage work. Michael Dorne second. Passed 9-0.

Motion 23-025: Dan Moran moved to accept the bid from Buckeye Septic, not to exceed \$108,000 for road drainage work as presented. Michael Dorne seconded. Passed 9-0.

Motion 23-026: Michael Dorne moved to approve the boat cover request for Lot #0734 for the Sunstream automatic boat cover system. Dan Moran seconded. Passed 8-0-1.

Motion 23-027: Michael Dorne moved to approve the 4-ft 8-inch fence variance for Lot #0861 to be installed just inside the property line. Dan Moran seconded. Failed 2-6-0.

Motion 23-028: Marty Ditello moved to approve the 4-ft 8-inch fence variance for Lot #0861 as submitted. Suprena Lohrer seconded. Passed 8-1-0.

Motion 23-029: Michael Dorne moved to accept the rental contracts for the Lodge and Arrowhead proposed increase. Marty Ditello seconded. Passed 9-0.

Motion 23-030: Invalid Motion.

Motion 23-031: Michael Dorne moved to extend a waiver to lot #0160 to allow a yearly boat sticker to be given to him pending any sale cannot be stickered to Choctaw Lake. Marty Ditello seconded. Passed 9-0.

Motion 23-032: Marty Ditello moved to make Williams & Strohm, LLC to be the new Board counsel and to work with Kaman and Cusimano to transition current services and documents as appropriate. Kathi Platter 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 – via phone.

Property owners in attendance: Janice Combs (Lot #0861), John McMahan (Lot #0861), Sam Thomas (Lot #0575).

Others in attendance: Mike Casimir, Officer Bell.

Property Owners Time:

John McMahon (Lot #0861) asked for a variance on a fence to be installed on his property and provided drawings to the board for their review.

Approval of April 2023 Minutes:

Motion 23-020 was made and passed 8-0-1.

Approval of April 2023 Special Meeting Minutes:

Motion 23-021 was made and passed 9-0.

Board of Trustees Committees:

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

Motion 23-022 was made and passed 9-0.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*).

Suprena Lohrer reported that our investments are at \$2,596,732. We are up almost \$300,000 from our March report of \$2.3M. The committee will meet again in June.

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

Mike Casimir provided the estimate and details for the dam repairs that were recommended by the Engineers. Mike is still waiting on two more estimates.

Mike Casimir provided the estimates and the details for the culvert repairs and roads. **Motion 23-023** Died.

Motion 23-024 was made and passed 9-0. **Motion 23-025** was made and passed 9-0.

Mike Casimir provided an update on the drainage issues on Itawamba. Estimates and discussions are ongoing.

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

Scott Kutzley reported that Mike Casimir is planning a goose round-up in the next few weeks.

Scott Kutzley reported that there are upcoming seminars on how to manage phosphorous in the lake and the new technologies available that are not detrimental to the lake. Jones Fishery is also coming in to discuss best practices.

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

Nothing to report.

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

Michael Dorne reported that the committee met and reviewed the job descriptions and expects to have them ready for board review by the June meeting.

Lake Committees:

Building Review: (*Scott Kutzley, Dan Moran*).

Scott Kutzley reported on the new boat cover that makes use of an automatic cover mechanism, which a property owner wants to install. **Motion 23-026** was made and passed 8-0-1.

Scott Kutzley provided the details from the property owner requesting a variance for a 4-ft 8-inch see-through fence. **Motion 23-027** was made and failed 2-6-0. **Motion 23-028** was made and passed 8-1-0.

Scott Kutzley brought to the board's attention a property owner's request to change the property line of their two lots. The property owner needs to work with the County and the Utilities for their approvals. The property owner can then provide their new property line to the Board.

Patrol: *(Chief Rosales)*.

Report as submitted. There is some concern that the tennis courts and pickleball courts are being used by non-residents. Mike Casimir was asked to put up signs on these courts that indicate "Residents and Guests Only". Chief Bell asked if the patrol can be notified. Marty Ditello asked if a sign can be posted at the softball fields "No Hitting against the fence".

Property Manager: *(Mike Casimir)*.

Mike Casimir provided an update regarding the tennis court use.

Suprena Lohrer reviewed the Rules & Regulations and suggested a rule for boat parking for everyone. The Marina area is one of concern and discussed. The Rules & Regulation committee will look into verbiage for boat parking.

Mike Casimir indicated that he will install a new red light for the dam and discussed additional blinking lights on the buoys or replacing the yellow blinking lights with red.

Mike Casimir reported that a template for short-term rentals that our attorneys provided was sent to the board for review with changes that can be implemented in the Rules & Regulations.

Lodge and Arrowhead rentals are booked through 2024. Mike Casimir provided the suggested increase for new rentals. **Motion 23-029** was made and passed 9-0.

Mike Casimir discussed the increase to .12 from Ohio Edison that will take effect June 1, 2023, and he is looking into alternative suppliers with lower rates.

Treasurer: *(Kathi Platter)*.

Report as submitted.

Old Business:

N/A

New Business:

Email from Board President:

Dan Moran shared, with the board, an email from the board president, and the board reviewed and discussed.

Guard Shack on Eastside:

Mike Casimir reported that the goal is to address the Eastside guard shack when he does the work on the new Westside Patrol Office.

Boat Length Waiver:

Mike Casimir reported on a property owner that has received boat stickers since 2019, however, the title of the boat indicates it is 24 ft, which is 1 ft over our regulations. Looks to be a clerical error. Current rules are that property owners must present the title for any new boats before granting boat stickers. **Motion 23-030** Died. **Motion 23-031** was made and passed 9-0.

LLC Buyers:

Mike Casimir reported that there are two houses pending sale to LLCs, one on Cherokee and one on Pawnee. He indicate that board approval is needed because our rules indicated no sales to be made to LLCs. Once we understand the intentions of the LLCs for the houses we may need an E-mail vote for the property.

Marty Ditello moved to enter into executive session at 9:13 p.m. Michael Dorne seconded. Passed 9-0.

Motion 23-032 was made and passed 9-0.

Marty Ditello moved to return from executive session at 9:30 p.m. Michael Dorne seconded. Passed 9-0.

Michael Dorne moved to adjourn at 9:30 p.m. Marty Ditello seconded. Passed 9-0.

Meeting adjourned at 9:30 p.m.

Minutes compiled by Barbara Moore.