

CLPOA Board of Trustees Meeting – April 10, 2023 – Approved May 15, 2023

Board of Trustees Meeting

Motion 23-014: Kathi Platter made an eMotion to renew Barbara Moore's stenography services contract for an additional year, effective March 1, 2023, to 29, February 2024, at the same rate of \$200 per meeting. Michael Dorne seconded. Passed 9-0, unanimously.

Motion 23-015: Michael Dorne moved to accept the March 13, 2023, meeting minutes as amended. Sener Calis seconded. Passed 7-0-1.

Motion 23-016: Marty Ditello moved to accept the appeal for lot #0046 and #0047 as presented. Dan Moran seconded. Passed 6-0-2.

Motion 23-017: Dan Moran moved to accept the 6-ft variance on lot #0298 as presented. Sener Calis seconded. Passed 7-0-1.

Motion 23-018: Kathi Platter moved to approve the personal training/exercise class provided by Richard Gray for Choctaw Lake residents, 8 to 15 maximum, to occur on an assigned day, agree to with the Property Manager, at a rate of \$30 per session. Marty Ditello 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; Scott Kutzley – via phone; Suprena Lohrer – excused; Dan Moran – present; Vicki Presnell - present; Kathi Platter – present.

Property owners in attendance: Tyler Summitt (Lot #0734), Gary Vance (Lot #0367), Andy Baxter (Lot #0298), Harold Gray (Lot #1076), Jill Dorne (Lot #0464), John Gray (Lot #1076), Stephanie Dewies (Lot #0029), William Platter (Lot #0652),

Others in attendance: Mike Casimir, Chief Rosales, Kevin Koch and Joe Aulino (Corithian Fine Hmes).

Property Owners Time:

Tyler Summitt (Lot #0734) came to discuss the building review's denial of the foundation for the house he is building.

Andy Baxter (Lot #0298) came to discuss the issue with a small fence he wants to install in the back patio.

Stephanie Dewies (Lot #0029) came to get an update on the short-term rental situation.

Approval of March 2023 Minutes:

Motion 23-015 was made and passed 7-0-1.

Board of Trustees Committees:

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

Nothing to report.

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

Marty Ditello reported that Suprena could not make the meeting, and he will ask Suprena to share something about the investments.

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

Mike Casimir reported on the drainage issues on Itawamba Trail and other areas. He asked the board for guidance on how much effort and money the board would like him to spend on developing potential solutions to the problem. He also reported on his discussions with Bryan Dume, Madison County Engineer, who can provide guidance and information regarding any changes that could impact the watershed.

Mike Casimir provided an update on the paving plans for the Eastside roads for June. Mike indicated he was still working on getting quotes for culvert replacement on the Westside.

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

Scott Kutzley indicated they were looking at preventative treatment in late May or early June to avoid the large algae blooms around the 4th of July.

Scott Kutzley reported that the committee will get together in a few weeks to continue the future dredging discussions—Mike Casimir followed up with an update on the George's Fork dredging scheduled for this fall.

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*).

Nothing to report.

Lake Committees:

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

Scott Kutzley reported on the two variances. The first variance is for using a different foundation for the sports center. The house will look the same once it is built. The representatives from Corinthian Fine Homes provided additional input. **Motion 23-016** was made and passed 6-0-2.

The following variance concerns a 6-ft privacy panel on the property owner's patio. **Motion 23-017** was made and passed 7-0-1.

Patrol: (*Chief Rosales*).

Report as submitted. Sener Calis indicated that he is seeing a lot of beer can trash around the dam and asked if there was a way to put up some lights that come on at night to deter the nightly parties at the dam. Mike Casimir indicated he would look into this.

Property Manager: (*Mike Casimir*).

Report as submitted.

Treasurer: (*Kathi Platter*).

Report as submitted.

Old Business:

Lodge Rental Request:

Richard Gray asked the board to approve his request to use the lodge to conduct a personal training/exercise class one day per week for one hour. The personal training/exercise class mimics the current uses of Zumba, Yoga, Line Dancing, etc. **Motion 23-018** was made and passed 8-0.

Music License:

Scott Kutzley asked for an update on the music licensing. Mike Casimir reported we had purchased two; however, he is working on understanding the cost and the need for the third one, then he will bring this cost to the board.

New Business:

Property Owners Meeting Agenda

Mike Casimir reported that per the constitution, we have an agenda set; however, he wanted to know if anything else needs to be included. The board asked for Mike to add a Long Range Planning update slide.

Dam Repairs:

Steve Grapp asked Mike if the dam repairs were scheduled. Mike Casimir reported he was waiting on quotes.

Fireworks Agreement:

Mike Casimir reported that this year is the end of the initial agreement with Tim and Joy Crace for the fireworks. They expressed a desire to continue to sponsor the fireworks and provide the activities at the beach. Mike provided the amended contract to the board for their review.

Short-Term Rental Agreement:

Stephanie Dewies (Lot #0029) explained the issue with the property beside them, which is being used to benefit the property owner's business rather than as a residential property. There is a new group there all the time. We have spoken to the property owners for over three years, but their intent has remained unchanged.

Mike Casimir reported that this had been discussed for several years, and the legal opinion is if someone is staying overnight, it is considered residential. Marty Ditello recommended that Stephanie call patrol whenever there is a problem with the renters or property. The board can take some action if there are enough complaints regarding the property.

Additional Comments:

Sener Calis reported on the wake boats wake almost capsizing his pontoon and was concerned about the kayaks and sailboats. He asked if these boats could be reviewed. Marty Ditello asked that Lake Water Quality take this issue up for review.

Marty Ditello moved to adjourn at 9:01 p.m. Michael Dorne seconded. Passed 8-0.

Meeting adjourned at 9:01 p.m.

Minutes compiled by Barbara Moore.