

CLPOA Board of Trustees Meeting – June 9, 2020 – Approved July 13, 2020

Board of Trustees Meeting

Motion 20-039: Brian Welch made an eMotion on May 16, 2020, to approve up to \$5,000 for steps 3 and 4 of the soccer field drainage project at Chickasaw and Potawamie. Dave Wheatley seconded. Motion passed unanimously, 9-0.

Motion 20-040: Michael Dorne made an eMotion on May 19, 2020, to change the date of the Choctaw Lake fireworks to September 5, 2020, due to Covid-19 restrictions. Christine Cooney seconded. Motion passed unanimously, 9-0.

Motion 20-041: Michael Dorne moved to accept the May 12, 2020 Board of Trustees minutes. Suprena Lohrer seconded. Passed 9-0.

Motion 20-042: Suprena Lohrer moved to postpone, indefinitely, Motion 20-019 for the micro-surfacing. Brian Welch seconded. Passed 9-0.

Motion 20-043: Bill Laney moved to approve the fence height variance for 1865 Huron. Michael Dorne seconded. Passed 9-0.

Motion 20-044: Suprena Lohrer moved to approve Julie Webb's request to build the garage previously approved by the building committee, but with a variance for no driveway. Jim Price seconded. Passed 7-2.

Motion 20-045: Bill Laney moved to foreclose on Y account (name withheld to protect privacy). Suprena Lohrer seconded. Passed 9-0.

Motion 20-046: Michael Dorne moved to lower the foreclosure threshold to \$2500, effective August 2020 board meeting. Jim Price seconded. Passed 7-2.

Motion 20-047: Suprena Lohrer moved to release the Lake Patrol cell phones records as requested, for the last eighteen months. Steve Grapp seconded. Failed 2-7.

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

Roll Call: President Christine Cooney – present; Vice-President Michael Dorne - present; Secretary Steve Grapp – present, via phone; Bill Laney – present; Treasurer Suprena Lohrer – present; Jim Price – present; Angela Watson – present, via phone; Brian Welch – present; Dave Wheatley – present.

Property owners in attendance: Julie Webb (Lot #1092), Ken Petry (Lot #994), David Quincel (Lot #202), Tom Hitesman (Lot #452), Kim Stamper (Lot #459), Scott Stamper(Supporting Kim Stamper), Mike Brining (Lot #458), Jon McMahan (Lot #451), Dave Lohrer (Lot #527), Bob O’Connor (Lot #719A).

Others in attendance: Mike Casimir, Chief Bell.

Property Owners Time:

Julie Webb (Lot #1092) Julie passed out and explained the drawings for the detached garage that was approved by the building committee. She came to request a variance to build the detached garage without a driveway. She noted that there are other properties with this variance. This will be discussed under New Business.

Ken Petry (Lot #994) wanted to know where and when were the discussions and approvals of the change in community signs. He also asked if the dock rental dates were moved. He reported that some of the docks are hard to identify from the waterside and asked if the docks could be marked. This will be discussed under New Business.

David Quincel (Lot #202) reported that at the May BoT meeting he asked if the board could help him out with a problem he is having with his neighbor. He was here to find out what the board decided. Christine Cooney indicated that the board did discuss Mr. David Quincel’s request and the board concluded that this was a civil matter between himself and his neighbor.

Tom Hitesman (Lot #452) shared pictures of his property and the neighbor’s property that he wished to discuss. Tom’s neighbor has placed cameras in positions and areas that look to be pointed in Tom’s backyard and bedroom windows. He believes his privacy is being invaded and asked for the board to intervene. This will be discussed under New Business.

Kim Stamper (Lot #459) passed out a packet with incident logs that document continued hostile harassment from her neighbor. She fears for her safety and provided the course of action she wants the board to take. This will be discussed under New Business.

Dave Lohrer (Lot #527) reported that his name was listed on a complaint made by a property owner. He stated that this is a false complaint and has documents proving that he wasn’t in town when the complaint occurred. Christine Cooney informed Dave that he should take this up with the Prosecuting Attorney. Chief Bell reported that he would conduct an investigation.

Approval of May 2020 Minutes:

Motion 20-041 was made and passed 9-0.

Board of Trustees Committee Reports:

Constitution, Rules & Regulations: (*Chair – Steve Grapp*)

Brian Welch provided the committee’s recommendations for changes to the Rules and Regulations. Discussion followed. The board tabled any action until the July Meeting.

Investment: (*Chair – Dave Wheatley*)

Dave Wheatley reported that the markets are coming back. Our total investment is \$2,173,171.00. Dave also provided details on our bond investments.

CLPOA/CU Exploratory: (*Co-Chairs – Christine Cooney, Kent Feliks*)

Christine Cooney reported that the committee met twice and provided the board with the attorney's documents. This committee is focused on the implications for CLPOA and CU if CU were to go non-profit. Bill Laney, Michael Dorne, and Jim Price volunteered for a committee whose focus is on ways to save money and not divest CU from CLPOA.

Lake Drainage, Roads & Dam: *(Chair – Brian Welch)*

Brian Welch explained the committee's recommendation for the 7 projects identified. He also reported that the committee agreed that the repairs to road and striping need to be done, but the micro-surfacing does not.

Motion 20-042 was made and passed 9-0.

Lake Water Quality: *(Chair – Michael Dorne)*

Mike Casimir indicated that there were two tests conducted. He also observed some algae growth due to the increase in temperature. He will continue to monitor and respond accordingly. Mike will keep the community updated in the Choctaw Weekly.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer)*

Suprena Lohrer reported that the playground equipment is coming in, just in time for playground re-opening. Chief Bell reported we are waiting for the Sheriff to place the order for the new patrol car.

Personnel: *(Chair – Jim Price)*

Nothing to report.

Lake Committee Reports:

Building Review: *(Chair – Bill Laney)*

Mike Casimir brought to the board a request by a prospective buyer who wants to install a 4ft privacy fence down to the lake. Discussion followed. The board declined the request.

Mike provided the documents for the height variance requested for 1865 Huron. **Motion 20-043** was made and passed 9-0.

The board discussed property owner Julie Webb's (Lot #1092) request for a driveway variance. **Motion 20-044** was made and passed 7-2.

Choctaw Utilities: *(Chair – Brian Welch)*

Brian Welch reported that he requested Quarterly financial statements from Doug Orange, Choctaw Utilities. Brian also reported the work on the new plant has started back up. The operation of the plant is still a few months away.

Collections: *(Chair – Suprena Lohrer)*

Christine Cooney reported the office will take over the responsibility for collections. Mike Casimir recommends we start foreclosure on the Y account (name withheld to protect privacy). **Motion 20-045** was made and passed 9-0.

The board discussed the threshold for foreclosures. Our attorney recommended the lower threshold. **Motion 20-046** was made and passed 7-2.

Patrol Report: *(Chief Bell)*

Chief Bell reported that he has accepted the resignation of Austin Boyd. He also reported on the status of the trainee and the boat patrol. We are not at full strength, but we are better than we have been.

Chief Bell also indicated that it may be more difficult in the future to get applicants, due to the country's unrest and attitude toward cops.

Property Manager Report: *(Mike Casimir)*

Mike Casimir provided information and drawings for the Arrowhead scope additions. Lighting was also discussed. Suprena Lohrer will approve the \$2,000 for the downlighting.

Mike Casimir indicated that the electrical panel is in the budget for Arrowhead parking lot lighting which is a future enhancement, but would like to get approval to move forward with the panel change when the Arrowhead work is being done. The cost is around \$1600 - \$1900 and he would like an officer to approve the expenditure. Michael Dorne will approve the \$1600-\$1900 for the panel change.

Communications & Publications: *(Chair – Brian Welch)*

Nothing to report.

Recreation: *(Chair – Angela Watson)*

Angela Watson reported there are still concerns about Covid-19, so the committee is looking at what are their options.

Sewer Report: *(Chair – Michael Dorne)*

Nothing to report.

Treasurer Report: *(Suprena Lohrer)*

Suprena provided the P&L for the board review. The board discussed the boat slips, rentals, and storage. Mike Casimir will research adding more storage units.

Old Business:

No old business.

New Business:

Records Request:

Christine Cooney reported on the property owner's request for the Lake Patrol cell phone logs, dispatch logs, and probation logs. Dispatch logs and probation logs are handled by the Sheriff. **Motion 20-047** was made and failed 2-7. Mike Casimir will communicate the decision to the property owner.

CU Board:

In answer to the CU Board's concern that CLPOA had not re-appointed Beckman, Christine Cooney listed all the appointments.

Dave Lohrer was appointed in Motion 19-024, expiring 2022.

Ken Feliks was appointed in Motion 20-020, expiring 2023.

Doug Orange was appointed in Motion 19-025, expiring 2022.

Bob O'Connor was appointed in Motion 18-021, expiring 2021.

Dick Hanna was appointed in Motion 19-040, expiring 2022.

Brian Welch was appointed in Motion 20-037, expiring 2023.

Andrew Beckman was appointed in Motion 18-021, expiring 2021.

Dave Rankin was appointed in Motion 19-078 to replace Andrew Beckman for the balance of his term, expiring 2021.

Property Owners:

Julie Webb's request (Lot #1092): see the **Building Review** discussions.

Ken Petry (Lot #994): 1. Mike Casimir implemented the sign changes. 2. Once all the docks have been changed over to the new floating docks we can look at changing the reservation dates. 3. Mike Casimir will look at options to identify the docks from the waterside.

David Quincel (Lot #202): Dave Quincel was informed of the board's decision before he left and is documented in the **Property owners' Time**.

Tom Hitesman (Lot #452): The board and Chief Bell discussed the legality of the cameras. It was determined that this needs to be reported to the Madison County Sheriff. Mike Casimir will call Tom regarding the board's decision.

Kim Stamper (Lot #459): Christine Cooney will contact our attorney, provide him with Kim's packet, and obtain direction from the attorney.

Dave Lohrer (Lot #527): Chief Bell will take over the research of the false report. Mike Casimir will inform Dave to work with Chief Bell.

Jim Price moved to adjourn the meeting. Brian Welch seconded.

Meeting adjourned at 10:33 p.m.

Minutes compiled by Barbara Moore.