CLPOA Board of Trustees Meeting – July 13, 2021 – Approved August 10, 2021

Board of Trustees Meeting

Motion 21-042: Steve Grapp made an eMotion to change Section 17 E of the Rules and Regs. Michael Dorne seconded. Passed unanimously.

Motion 21-043: Michael Dorne made an eMotion to accept the quote from Complete Clearing for $17,500 for the clearing of the area on Ted Chaney's lot, which will be used to store silt for dredging of Choctaw Lake, including but not limited to George's Fork and Access 3, upon full authorization to use Ted Chaney's lot. Fund would be paid from Lake Water Quality funding. Marty Ditello seconded. Passed unanimously.

Motion 21-044: Michael Dorne moved to approve the June 8, 2021 minutes as amended. Brian Welch seconded. Passed 7-0, 1-abstained

Motion 21-045: Brian Welch moved to accept the $7800 quote for drainage work at Trensa and W. Choctaw. Jim Price seconded. Passed 8-0.

Motion 21-045A: Michael Dorne moved to amend **Motion 21-45** and accept the Buckeye Septic quote without three quotes. Suprena Lohrer second. Passed 8-0.

Motion 21-046: Scott Kutzley moved to approve the quote from Chad Brown Electric on a T & M basis, not to spend more than $7500 for the swale at Potawamie and Chickasaw Access 2, contingent on Buckeye Septic accepting **Motion 21-045 and Motion 21-045A.** Suprena Lohrer seconded. Passed 8-0.

Motion 21-047 Suprena Lohrer moved to update the CLPOA Expenditure/Contract Approval and Check Signing Policy to increase the amount needed for two officer's approval from $7500 to $8500 also increase for a board approval from $7500 to $8500 and increase the amount for the competitive bid process $7500 to $8500. Brian Welch seconded. Passed 8-0.

Motion 21-048: Micheal Dorne moved to move lot 0276 to foreclosure due to no response. Kathi Platter seconded. Passed 8-0.

Motion 21-049: Sener Calis moved to direct lot 0806 to remove the temporary structure by August 1st, or fines will be imposed. Michael Dorne seconded. Passed 8-0.

Motion 21-050: Marty Ditello moved to proceed with the water plant operation management plan as presented in its substantial form, effective August 1st, 2021. Michael Dorne Seconded. Passed 7-0, 1-abstained.

Call to Order: The Board of Trustees meeting convened at 7:00 pm in the CLPOA Lodge. Meeting called to order.

Roll Call: Michael Dorne –present; Steve Grapp – excused; Jim Price – present; Brian Welch – present; Suprena Lohrer – present; Marty Ditello – present; Scott Kutzley – present; Kathi Platter – present; Sener Calis – present.

Property owners in attendance: Dinah Burns (Lot #0773), Mike Pompura (Lot #0897).

Others in attendance:

Property Owners Time:
Dinah Burns (Lot #0773) presented her concern about the golf carts running around the neighborhood, and there is no way to identify them when calling the Sheriff about possible enforcement. Marty Ditello suggested calling the Madison County Sheriff's office to speak to one of the Choctaw Lake Sheriff Patrol Officers and describe the vehicle, the direction, and the area.

Dinah also voiced a concern regarding ATVs seen riding on the area of Pottawame & Chickasaw, which history claims is a burial ground. The auditor's plot of the site notes this area as a burial ground.

Approval of June 2021 Minutes:
Motion 21-044 was made and passed 7-0, 1-abstained.

Board of Trustees Committees:
Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Suprena Lohrer reported that we continue our slow and steady progress. The investments are at $2,841,138. The committee is considering revisiting the Investment policy and the possibility of getting back into the stock market.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported on a couple of drainage projects; the swale at the bottom of the hill at Potawamie and Chickasaw and the broken drain pipe at the intersection of Trensa and W. Choctaw. Brian provided information about the costs and contractors. **Motion 21-045** was made and passed 8-0. **Motion 21-045A** was made and passed 8-0. **Motion 21-046** was made and passed 8-0.

Michael Dorne mentioned a concern about some potholes cropping up and sides of the road crumbling.

Brian Welch asked on behalf of Mike Casimir if the board would consider increasing the CLPOA Expenditure/Contract Approval and Check Signing Policy. **Motion 21-047** was made and passed.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Michael Dorne submitted updates. Heartland is not able to dredge until the fall of 2022. Mike Casimir is expecting to acquire a price for this work by late August. The report also provides the cost of $6800 for the well at the house.

Scott Kutzley provided a summary of the testing for the levels of microcystins. Because the numbers are higher than expected, they will treat the lake again and closely watch the levels.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Suprena Lohrer reported that the committee did not meet, but they are working on a plan for the walking path and should have it to present at the next property owners' meeting.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis, Kathi Platter)*
Nothing to report.

Lake Committees:

Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley presented the variance request to build a garage at 2560 Karok, in the back of the house without a driveway. Brian wants to stipulate that if they use it for a garage, they need to put it in a driveway. Marty Ditello will provide details to Mike Casimir.

Choctaw Utilities: *(Brian Welch, Scott Kutzley)*
Scott Kutzley indicated that there was nothing new to report.

Patrol: ***(****Chief Rosales)*
Chief Rosales could not attend but wanted to remind everyone of the National Night Out on August 3rd.

Property Manager: *(Mike Casimir)*
As Submitted. Collections were discussed. **Motion 21-048** was made and passed 8-0.

Communications: *(Marty Ditello, Kathi Platter)*
Marty Ditello indicated that he and Mike Casimir met with one of the proposed website vendors. The vendor plans to get back to the committee in about 2 ½ weeks with a potential mock-up. The board previously approved a not-to-exceed amount of $2500 to work on this project.

Marty Ditello also reported that he was able to clean up the broken links on the current website. The number of calls for these issues have decreased.

Kathi Platter reported that she contacted Bob Cordes' family to get their approval to re-publish some of Bob's articles from previous Peace Pipes. There were many articles about the history of the lake which may be of interest to the newer property owners.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Report as submitted. Michael Dorne wants to get the survey out to the community regarding live streaming for BoT meetings and Property Owners' meetings.

Recreation: *(Sener Calis, Marty Ditello)*
Sener Calis reported that activities are going on as scheduled. Saturday is another concert. He is looking to bring back the Pancake Breakfast for Labor Day Community Days but needs volunteers. The Junk Yard Derby is also scheduled for Community Days.

Sewer: *(Brian Welch)*
Nothing to report. Brian suggested that the Sewer Board update should be removed from the agenda because the Sewer Board is only meeting once per year, in May. No objections.

Treasurer: *(Kathi Platter, Suprena Lohrer)*
Kathi Platter provided the treasurer's report. She indicated that we currently earning income at a 56% rate of the annual budget. She indicated that Expenses are 35% of the annual budget. Kathi also said that they plan to start looking at the numbers quarterly and annually.

Old Business:

The Temporary Structure on Lot #0806.:
Suprena Lohrer read the New Business report from the June 8, 2021 meeting minutes regarding the shed on Lot #0806. To date, the property has not provided a plan to Mike Casimir, as the board requested. **Motion 21-049** was made and passed 8-0.

New Business:
No new business.

Brian Welch moved to go into Executive Session to discuss a staffing issue. Michael Dorne seconded. Passed 8-0.

BoT entered Executive session at 8:24 pm.

Brian Welch moved to return from Executive Session. Michael Dorne seconded. Passed 8-0.

BoT returned from Executive session at 9:29 pm.

Motion 21-050 was made and passed 7-0, 1-abstained.

Scott Kutzley moved to adjourn the meeting. Kathi Platter seconded. Motion passed 8-0.

Meeting adjourned at 9:54 pm.

Minutes compiled by Barbara Moore.