CLPOA Board of Trustees Meeting (2021 Board) – March 14, 2022 – Approved April 11, 2022

Board of Trustees Meeting

Motion 22-008: Kathi Platter made an eMotion to approve a full audit for FY 2021, utilizing the pricing in Motion 19-044 for two future years from CSH. Michael Dorne seconded. Passed 9-0.

Motion 22-009: Kathi Platter made an eMotion that CLPOA move forward with the foreclosure on lot 0227 if they do not satisfy the demand letter by March 1, 2022. Marty Ditello seconded. Passed 9-0.

Motion 22-010: Michael Dorne moved to accept the February 2022 minutes, as amended. Brian Welch seconded. Passed 8-0.

Motion 22-011: Kathi Platter moved to change the order of the agenda and put B.2.Choctaw Utilities Report ahead of A.1. Board of Trustees Committees reports. Michael Dorne seconded. Passed 8-0.

Motion 22-012: Kathi Platter moved to accept the Code of Regulations as presented by the CUI Board of Directors to operate as a Not-for-Profit. Sener Calis seconded. Passed 5-1, 2-abstained.

Motion 22-013: Kathi Platter moved to add the Not-for-Profit for CUI to the April 22 Property Owners' Meeting agenda. Steve Grapp seconded. Passed 7-1.

Motion 22-014: Steve Grapp moved to accept the revised Rules and Regulations to replace all occurrences of the words fine or fines with the words enforcement assessment or enforcement assessments. Brian Welch seconded. Passed 8-0.

Motion 22-015: Kathi Platter moved to transfer the FY21 funds of $2484.69 to the Misc. Capital account. Brian Welch seconded. Passed 8-0.

Motion 22-016: Marty Ditello moved to re-appoint Dave Lohrer to the CU Board for another term. Sener seconded. Passed 7-1.

Motion 22-017: Marty Ditello moved to appoint Kathi Platter, current CLPOA Board member, to a one-year term as our appointed CU Board member. Michael Dorne seconded. Passed 8-0.

Motion 22-018: Steve Grapp moved to renew Barbara Moore's contract that is currently in place for an additional twelve-month period. Micheal Dorne seconded. Passed 8-0.

Call to Order: The Board of Trustees meeting convened at 7:04 pm in the CLPOA Lodge. Meeting called to order.

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

Property owners in attendance: Kris Cosgrove (Lot #0366), Scott Cosgrove (Lot #0366), Sarah Jane Richards (Lot #0860), Verlyn Bailly (Lot #0578), Ken Petry (Lot #0994), B.J. Laney (Lot #0701/0702), Bob Nickel (Lot #100), Jeff Pitt (Lot #0768), Gary Vance (Lot #0367), Barb Roeser (Lot #0365), Junive O'Neill (Lot #0766), Greg O'Neill (Lot #0766), Barb Niemeyer (Lot #0735) Jeff Niemeyer (Lot #0735), Greg Shepler (Lot #0160), Jason Badgeley (Lot #0860), Jil Dorne (Lot #0464), Dave Wheatley (Lot #0357).

Others in attendance: Chief Rosales.

Property Owners Time:
Scott Cosgrove (Lot #0366) indicated he was here to hear the discussion about Choctaw Utilities.

Sara Jane Richards (Lot #0860) indicated that they were trying to decide on fencing for their property, which may include a 6-ft fence on part of the property. They sent pictures to Mike Casimir and ideas to make the property more aesthetically pleasing. Michael Dorne explained that the board would discuss this during the Building Review Report.

Verlyn Bailly (Lot #0578) indicated that he is currently on the Choctaw Utilities board and was appointed in March of last year. There are two more board members whose terms end later this year. He wanted to know how the CLPOA BoT will be appointing members for 2022 to replace expired terms.

B.J. Laney (Lot #0701/0702) came to get general information from the board about the issues at hand and the transition of Choctaw Utilities.

Bob Nickel (Lot #0100) provided the board with changes to the Constitution regarding handling a tie resulting from the election of CLPOA BoT members. He asked the board to include this on the April Property Owners' Meeting agenda.

Gary Vance (Lot #0367) is just here to keep informed.

Barb Roeser (Lot #0365) is just here to hear what is going on.

Junive and Gregg O'Neill (Lot 0766) are just here for the discussion of ownership and board representation.

Barb and Jeff Niemeyer (Lot #0735) came to listen to the Choctaw Utilities ownership discussion.

Gregg Shepler (Lot #0160) came to observe and listen to the CUI discussion.

Dave Wheatley (Lot #0357) came to listen to the water board discussion.

Approval of February 2022 Minutes:
Motion 22-010: was made and passed 8-0.

Motion 22-011 was made and passed 8-0.

Choctaw Utilities: *(Kathi Platter, Scott Kutzley)*
Kathi Platter conducted a presentation on the history of Choctaw Utilities, the 4-year research and analysis and the provided recommendations for Choctaw Utilities, Inc (CUI) to move from a For-Profit company to a Not-for-Profit Company. There is a $70,000 savings for going Not-for-Profit just for the State of Ohio, which can be used to repair and replace the old infrastructure.

Kathi reported in the presentation that CUI does not have a Code of Regulations. She presented the proposed Code of Regulations, which are like the CLPOA Code of Regulations, but more detailed.

Motion 22-012 was made and passed 5-1, 2-abstained. **Motion 22-013** was made and passed 7-1.

Kathi Platter indicated that the CUI board is not scheduled to meet until April.25th and will have an update for the CLPOA BoT at the May meeting.

Board of Trustees Committees:
Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)
Steve Grapp reported on the attorney's recommended changes to the Rules and Regulations. **Motion 22-014** was made and passed 8-0.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Nothing

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported that we would start the replacement of the metal culverts on the East side of the lake in April. We will continue to inventory the pipes on the Westside to complete this task this year.

Brian discussed the needs for the dam by adding more rip rap to the slope of the dam. Steve Grapp reported that with the last big storm, he had noticed cracks down the embankments, and it looked like water was getting in the cracks. He reported this to Mike Casimir for a hastened inspection.

Lake Water Quality: (*Chair – Michael Dorne, Co-Chair – Scott Kutzley*)
Michael Dorne indicated that they need to meet to plan for the summer season and should have an update at the next meeting.

Land/Facility & Long Range Planning: *(Chair – Suprena Lohrer, Co-Chair - Marty Ditello)*
Nothing to report.

Personnel: (Chair – *Jim Price, Co-Chairs – Sener Calis)*
Jim Price indicated that he and Mike are working on Job descriptions. The Bereavement leave policy needs to be addressed. Jim also indicated that the committee would consider possible incentives to retain new officers for a more extended period.

Recess called at 8:36 pm

Return from recess at 8:46 pm

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley explained the 6-ft fence variance process. The board reviewed the pictures provided by the homeowner, and the homeowner provided more detail. Marty Ditello asked to stay the appeal for (30) thirty days for the homeowner to provide drawings of the actual design they want to implement. We can take this up at the next board meeting.

Scott Kutzley reported that Mike Casimir had received some requests for a Lean-to. There isn't anything in the governing documents but would require a permit from the County and us. Discussion followed.

Patrol: ***(****Chief Rosales)*
Chief Rosales reported that they raised $2800 for the Humane Society. Patrol and the Booster Club are planning a Pancake breakfast before Easter. The board discussed the use of the Choctaw Lake Patrol by the Sherriff's office. Chief Rosales will provide the number of hours the county sheriff uses our patrol.

The board reviewed the report submitted.

Property Manager: *(Mike Casimir)*
Mike Casimir was unavailable and excused due to a personal issue. Mike provided his report to the board. Marty Ditello indicated that he would follow up with Mike regarding the cracks in the dam.

Communications: *(Marty Ditello, Kathi Platter)*
Marty Ditello reported that the committee was still working on the website. The board approved $2500 to have the website updated.

Live Streaming: (*Michael Dorne, Marty Ditello*)
Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*
Sener Calis reported that the committee is working on the 2022 activities.

Treasurer: *(Kathi Platter)*
Kathi Platter indicated that we had just closed out the fiscal year. She reported that income was $918,774 and our spend was $916,290. The balance is $2484.69. These funds need to be moved to the Misc. Capital account. **Motion 22-015** was made and passed 8-0.

Old Business:
NA

New Business:
Tentative April PO Meeting Agenda:
The Property Owners' meeting is scheduled for Friday, April 22. The majority of the agenda is in the By-laws. We need to add Bob Nickel's Rules and Regulations' recommended change.

Marty Ditello indicated that the board members' email addresses were removed from the PeacePipe and website due to spam issues.

Appointment to the CU Board:
Marty Ditello reported that there is a CU Board member and an appointed CLPOA CU Board member whose term is expiring. **Motion 22-016** was made and passed 7-1. **Motion 22-017** was made and passed 8-0.

Renewal of Barbara Moore's Contract (stenography):
Motion 22-018 was made and passed 8-0.

Marty Ditello moved to go into Executive Session at 9:14 pm.

Returned from Executive Session at 9:32 pm.

Marty Ditello moved to adjourn at 9:33 pm. Kathi Platter seconded. Motion passed 7-0.

Meeting adjourned at 9:33 pm.

Minutes compiled by Barbara Moore.