

CLPOA Board of Trustees Meeting (2021 Board) – November 14, 2022 – Approved January 9, 2023

Board of Trustees Meeting

Motion 22-062: Kathi Platter made an eMotion to have K&C file an Answer as indicated in their memo dated October 17th, 2022 (attached), for the sum of \$400.00. This Answer will include the Choctaw Lake Property Owner's Association in the foreclosure process. Suprena Lohrer seconded. Passed unanimously.

Motion 22-063: Marty Ditello moved to approve the October 10, 2022, minutes, as amended. Brian Welch seconded. Passed 6-0.

Motion 22-064: Scott Kutzley moved to allow lot #0584 to replace the fence on the property line as long as they get a valid survey and replace it with a vinyl-coated chain link fence. Sener Calis seconded. Failed 1-5.

Motion 22-065: Scott Kutzley moved to allow lot #0014 to remove the existing boat house and replace it with one submitted to Mike Casimir via email on November 7th and requires a survey to verify the new deck is within our property line guidelines. Jim Price seconded. Passed 4-1-1.

Motion 22-066: Marty moved to approve the variance for a fence on lot #0453, as presented. Steve Grapp seconded. Passed 6-0.

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

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

Property owners in attendance: Ken Petry (Lot #0994), Ted & Karen Clemens (Lot #0584), Junive & Gregg O'Neill (Lot #0766).

Others in attendance: Mike Casimir and Chief Rosales.

Property Owners Time:

Ken Petry (Lot #0994) asked if the 2022 injunction applies to the 2023 election.

Ted & Karen Clemens (Lot #0584) wanted to know the board's decision on their fence variance request.

Junive & Gregg O'Neill (Lot #0766) came to observe.

Approval of October 2022 Minutes:

Motion 22-063 was made and passed 6-0.

Board of Trustees Committees:

Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)

Steve Grapp indicated that the committee needs to meet and review the short-term rental rules.

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

As submitted

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)

Brian Welch provided the dam report from the engineering firm. Aside from regular maintenance observations, there were no significant issues reported. The 5-year inspection with ODNR takes place this week.

Jim Price is looking into solutions for replacements of the gates at either side of the dam.

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

Nothing to report.

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

Mike Casimir reported that there is a meeting scheduled for November 21st to finalize the 5-year reserve study.

Personnel: (*Chair – Jim Price, Co-Chairs – Sener Calis*)

Nothing to report

Lake Committees:

Building Review: (*Scott Kutzley, Marty Ditello*)

Scott Kutzley discussed the fence on lot #0584, reporting that it is not permitted based on our Rules & Regulation. **Motion 22-064** was made and failed 1-5.

Scott Kutzley reported on the variance for lot #0014 to replace the boat house, which is currently an eyesore. The replacement requires a survey. **Motion 22-065** was made and passed 4-1-1.

Scott Kutzley reported on the garage for lot #0914. The Building Review Committee and the Property Manager don't believe it requires a driveway because it is for additional storage.

Scott Kutzley reported on the variance that the Building Review Committee approved a 5-foot fence that is esthetically pleasing on lot #0453 to replace the wooden fence. **Motion 22-066** was made and passed 6-0.

Choctaw Utilities Report: (*Kathi Platter*)

Report as submitted.

Patrol: *(Chief Rosales)*

Chief Rosales reminded everyone of the Red Cross Blood Drive on Wednesday. The Red Cross was very pleased because the 53 spots were reserved within 4-days of notification.

Chief Rosales reported that he is looking for a couple more deputies to hire.

Property Manager: *(Mike Casimir)*

Report as submitted.

Communications: *(Marty Ditello, Kathi Platter)*

Nothing to report.

Recreation: *(Sener Calis, Marty Ditello)*

Nothing to report.

Treasurer: *(Kathi Platter)*

Report as submitted.

Old Business:

New Business:

Short-Term Rentals:

Steve Grapp and Brian Welch and the Constitution, Rules & Regulations committee will meet to review.

Brian Welch brought to the board's attention the issue regarding feral cats. Mike Casimir will have a conversation with the property owner.

Marty Ditello moved to enter executive session at 7:55 p.m. to discuss lake business. Sener Calis seconded. Passed 6-0.

Marty Ditello moved to return from executive session at 8:05 p.m. Sener Calis seconded. Passed 6-0.

Marty Ditello moved to adjourn at 8:09 p.m. Brian Welch seconded. Passed 6-0.

Meeting adjourned at 8:09 p.m.

Minutes compiled by Barbara Moore.