

CLPOA Board of Trustees Meeting (2021 Board) – January 9, 2023

Board of Trustees Meeting

Motion 22-067: Marty Ditello made an eMotion on December 19, 2022, to appoint Beth Gifford, Thad Gifford, and Mike Pompura as the Nominating Committee members for the January 30, 2023 election. Steve Grapp seconded. Passed 9-0, Unanimously.

Motion 23-001: Suprena Lohrer moved to approve November 14, 2022, minutes, as amended. Michael Dorne seconded. Passed 9-0.

Motion 23-002: Sener Calis moved to ratify **eMotion 22-067**. Kathi Platter seconded. Passed 9-0.

Motion 23-003: Brian Welch moved to approve the shoreline 3-ft variance for lot# 0168. Jim Price seconded. Passed 6-3.

Motion 23-004: Marty Ditello moved to accept for payment, invoice 4097 from Chad Brown Electric. Suprena Lohrer seconded. Passed 9-0.

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 – present; Michael Dorne – present; Brian Welch – present; Jim Price – present; Scott Kutzley – via phone; Sener Calis – present; Suprena Lohrer – present; Marty Ditello – present; Steve Grapp – present.

Property owners in attendance: Chuck Avery (Lot #0799), Ken Petry (Lot #0994), Ron Poe (Lot #0508), Rodney & Shelly Williams (Lot #0266), Dave Lohrer (Lot #0527), Greg Shepler (Lot #0160), Vicki Presnell (Lot #1061), Scott Cosgrove (Lot #0366).

Others in attendance: Mike Casimir and Chief Rosales.

Property Owners Time:

Chuck Avery (Lot #0799) expressed how impressed he was with the Nominating Committee. He didn't remember when we had this many people willing to step up and run for the CLPOA Board.

Ken Petry (Lot #0994) wanted clarification on those who were denied running in 2022 but can now run in 2023. He also asked for more information about the lawsuit.

Ron Poe (Lot #0508) came to observe.

Rodney & Shelly Williams (Lot #0266) came to observe.

Dave Lohrer (Lot #0527) was following up on the records request he submitted today and provided reasons for that records request.

Greg Shepler (Lot #0160) asked about any other lawsuits that may be pending.

Vicki Presnell (Lot#1061) came to observe.

Scott Cosgrove (Lot #0366) indicated there was a communication breakdown. He gave his reason for the lawsuit and apologized that it got this far.

Approval of November 2022 Minutes:

Motion 23-001 was made and passed 9-0.

Ratification of December 19, 2022 eMotion Motion 22-067

Motion 23-002 was made, and **Motion 22-067** was ratified unanimously 9-0.

Board of Trustees Committees:

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

Nothing to report.

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

Suprena Lohrer reported that our current investment is \$2,385,828, up by \$45,000.

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

Nothing to report.

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

Nothing to report. Dave Lohrer indicated that there is a stump in the lake and is offering to help remove it.

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

Suprena Lohrer reported that the Reserve Study is completed and will cover us for the next five years.

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

Nothing to report.

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

Scott Kutzley provided documents and discussed the shoreline improvement and 3-ft variance for lot# 0168.

Motion 23-003 was made and passed 6-3.

Choctaw Utilities Report: *(Kathi Platter)*

Report as submitted. Kathi Platter informed all that there is a Choctaw Utilities meeting in the Conference Room this Wednesday at 6 p.m. to discuss the Not-for-Profit Certificate.

Patrol: *(Chief Rosales)*

Report as submitted.

Property Manager: *(Mike Casimir)*

Mike Casimir reported on the status of the new boathouse. The original structure was in terrible shape and not level. The shoreline needed to be repaired. We had to demo it and rebuild. We wanted to build it to last a long time. The initial estimate for the demo, material, and installation was \$18,000. **Motion 23-004** was made and passed 9-0.

Mike Casimir submitted the budget for the Board to review.

Mike Casimir provided the Board with an example of new car stickers. They are designed for outdoor use and will last about five years. Mike reviewed these with Patrol. The stickers do not indicate place of residence for security reasons. The cost is about the same.

Mike Casimir provided the A/R Summary Report for the Board review.

Communications: *(Marty Ditello, Kathi Platter)*

Nothing to report.

Treasurer: *(Kathi Platter)*

Report as submitted.

Old Business:**New Business:****Spectrum Antennas in the Lodge:**

Michael Dorne reported that there are spots in the Lodge where the Wi-Fi signal is not very good, and it degrades when more people are added. He was looking to see if Spectrum could provide boosters to provide adequate coverage, especially during larger events. Mike Casimir will look into this.

Property Owners:

Marty Ditello replied to Ken Petry that there was still nothing that could be shared about the lawsuit.

Marty Ditello reported that the Secretary and the President have 72 hours to respond to a records request.

Marty Ditello moved to enter executive session at 7:47 p.m. to discuss lake business. Michael Dorne seconded. Passed 9-0.

Brian Welch was excused at 8:11 p.m.

Marty Ditello moved to return from executive session at 8:34 p.m.

Marty Ditello moved to adjourn at 8:35 p.m. Sener Calis seconded. Passed 8-0.

Meeting adjourned at 8:35 p.m.

Minutes compiled by Barbara Moore.