CLPOA Board of Trustees Meeting (2021 Board) – July 11, 2022 – Approved August 8, 2022

Board of Trustees Meeting

Motion 22-042: Marty Ditello moved to approve the June 13, 2022 minutes, as amended. Suprena Lohrer seconded. Passed 8-0.

Motion 22-043: Scott Kutzley moved to approve the variance for a new detached garage at lot 0043 on E. Choctaw with construction of a roof pitch of 10 to 12. Michael Dorne seconded. Passed 8-0.

Motion 22-044: Scott Kutzley moved to approve the variance to install a shed on 1879 Shoshone Dr. to 4ft off the back and 2ft off the front. Michael Drone seconded. Failed 2-6.

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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 – present; Sener Calis – present; Suprena Lohrer – present; Marty Ditello – present; Steve Grapp – excused.

Clark, Schaefer, Hackett – Audit presentation:
Draft documents were provided to the board. A review of the audit comparing this year with last. The review touched on the financial statement, liabilities, capital investments, income statement, expenses, and revenue. There were no significant deficiencies or material weaknesses, and it was determined to be a clean audit. After a review with the Utility Board next week, the board expects to complete the audit with a formal sign-off.

Property owners in attendance: Dinah Burns (Lot #0773), Susie Maloney (Markosky) (Lot #0180), Dave Rankin (Lot #0889), Tracina Reagan (Lot #0491), Matt Crowell (Lot #0491), Ron Poe (Lot #0580), Jeff Tate (Lot #0156), Brian Killian (Lot #0710).

Others in attendance: Chief Jake Rosales.

Property Owners Time:
Dinah Burns (Lot #0773) was interested in where the lawsuit stands. She asked if there was anything she or the community could do to help out a property owner with the upkeep of their property.

Susie Maloney (Markosky) (Lot #0180) came to dispute a Jet Ski speeding ticket.

Tracine Reagan & Matt Crowell (Lot #0491) came to discuss the culvert and erosion issue on their property.

Jeff Tate (Lot #0156) came to appeal the board's decision regarding a metal boat house.

Approval of June 2022 Minutes:
Motion 22-042 was made and passed 8-0.

Board of Trustees Committees:
Constitution, Rules & Regulations: (*Chair – Steve Grapp, Co-Chair - Brian Welch*)
The committee is looking into making changes to the Constitution regarding short-term rentals. It expects to present these changes for the property owners' vote at the October property owners' meeting.

Investment: (*Chair – Suprena Lohrer, Co-Chair – Kathi Platter*)
Suprena Lohrer reported that our investments total $2,685,907 and are down about $100,000 from last month. Our investment advisor indicated that we are on track and must stay the course.

Lake Drainage, Roads & Dam: (*Chair – Brian Welch, Co-Chairs - Sener Calis, Scott Kutzley*)
Brian Welch reported on the status of the Dam engineering report and the replacement of the culverts on the Eastside.

Brian Welch and the committee met with a property owner regarding the property owner's issue getting into his boat dock. Brian provided the property's drawing to the board and reviewed the issues. A survey is required to determine the actual area of the property before providing alternative solutions.

Brian Welch provided an update on the drainage work at George's Fork. The initial work is completed, but due to a significant amount of erosion, there is more work to be done, and it is scheduled for the wintertime.

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

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

Suprena Lohrer reported that the reserve study progress was reviewed, and the sub-committees were set up. The walking path work will start next week, and the walking path sub-committee is looking into safety strategies.

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

Lake Committees:
Building Review: *(Scott Kutzley, Marty Ditello)*
Scott Kutzley provided the requested garage variance plans that the building review committee approved. **Motion 22-043** was made and passed 8-0.

Scott Kutzley provided plans for the placement of a new shed, which does not meet the setback requirements on lot 0580. **Motion 22-044** was made and failed 2-6.

Scott Kutzley discussed a homeowner's request for a boat house review that was previously denied. Mike Casimir informed the homeowner that the Building Review Committee denied the homeowner's request and that the homeowner could bring it to the board for review.

Choctaw Utilities Report: ***(****Kathi Platter)*
Report as submitted.

Patrol: ***(****Chief Rosales)*
Chief Rosales indicated that 25 residents attended the two CPR classes. National Night Out is scheduled for August 2nd. Chief Rosales introduced the three new deputies, Kyle Myers, Tristian Collins, and Wendy Donovan; He reported that there are ten new boat patrol officers this year.

Property Manager: *(Mike Casimir)*
Report as submitted.

Communications: *(Marty Ditello, Kathi Platter)*
Nothing to report. Marty Ditello reported on the status of the domain Choctawlake.com.

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

Recreation: *(Sener Calis, Marty Ditello)*
Mike Casimir reported on a change in the Community Days food distribution. The food vendor is Dickey's Bar-B-Que. Food tickets must be reserved ahead of time. No sale of food will occur on the day of the event. More information is forthcoming in Next Door, Social Media, Choctaw weekly, and the Peace Pipe.

Treasurer: *(Kathi Platter)*
Report as submitted.

Old Business:
NA

New Business:
Property Owners:
Marty Ditello responded to Dinah Burns's request for information about the lawsuit and said that there was nothing that could be shared at this time.

Mike Casimir reported that he met with the property owner, and he and his team are working with the property owner to provide assistance.

Chief Rosales addressed Susie Maloney's (Markosky) disputed Jet Ski ticket. He reviewed the situation with the boat patrol. Fifty-two miles per hour is significantly higher than the 35-mile per hour limit. No action was taken on the disputed ticket, so the ticket stands.

Matt Crowell and the board discussed his concern about the culvert and erosion issue on his property. Mike Casimir reported that any work needs to be approved by the Association. Mike Casimir can help Matt acquire the proper materials to correct the issue on his property.

Marty Ditello moved to adjourn at 8:52 p.m. Michael Dorne seconded. Motion passed 8-0.

Call to Order: The Board of Trustees meeting convened at 8:53 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 – present; Sener Calis – present; Suprena Lohrer – present; Marty Ditello – present; Steve Grapp – excused.

Jeff Tate appealed the June decision by the board to deny his request for a metal structure for his boat house. Jeff agreed to provide pictures and more information to the board at the August meeting.

Marty Ditello moved to adjourn at 9:05 p.m. Michael Dorne seconded. Motion passed 8-0.

Meeting adjourned at 9:05 p.m.

Minutes compiled by Barbara Moore.