

CLPOA Board of Trustees Meeting – August 14, 2023 – Approved September 11, 2023

Board of Trustees Meeting

Motion 23-040: Michael Dorne moved to accept the July 10, 2023, meeting minutes as amended. Vicki Presnell seconded. Passed 8-0.

Motion 23-041: Michael Dorne moved to accept the July 30, 2023 Special Meeting minutes as amended. Suprena Lohrer seconded. Passed 8-0.

Motion 23-042: Scott Kutzley moved to approve the S&ME proposal of \$12,000, to provide Engineering and Design and ODNR Coordination, and to provide a proposal for the assessment studies. Dan Moran seconded. Passed 8-0.

Motion 23-043: Scott Kutzley moved on lot #0777 to approve a variance to permit a permanent dock structure 14 feet out from the seawall as shown on the sketch. Dan Moran seconded. Passed 7-1.

Motion 23-044: Scott Kutzley moved that on lot #0169 we approve a variance to rebuild the boathouse moved into the shoreline as practical and keep the same overall size. Michael Dorne seconded. Passed 4-2-2.

Motion 23-045: Michael Dorne moved to extend Mr. Colestock's violation letter from August 28, 2023, to September 11, 2023, and include plans to be submitted to CLPOA prior to September 11. Sener Calis seconded. Passed 8-0.

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

Roll Call: Sener Calis – present, Marty Ditello – excused; Michael Dorne – present; Steve Grapp – present via phone; Scott Kutzley - present; Suprena Lohrer - present; Dan Moran – present; Vicki Presnell - present; Kathi Platter – present.

Property owners in attendance: Ed Colestock (Lot #0153), Ken Petry (Lot #0994), Gary Vance (Lot #0367), Stephanie Dewees (Lot #0029), Junive & Gregg O’Neill (Lot #0766), Julia Thornhill (Lot #0143), Amy Harman (Lot #0021), Mike Thornhill (Lot #0143), John McAndow (Lot #0744).

Others in attendance: Mike Casimir

Property Owners Time:

Ed Colestock (Lot #0153) came to appeal the letter he received from Mike Casimir.

Ken Petry (Lot #0994) came to question and comment on the letter regarding the lawsuit.

Gary Vance (Lot #0367) came to keep current on what is happening in my neighborhood.

Stephanie Dewees (Lot #00029) came for an update on short term rentals.

Junive & Gregg O’Neill (Lot #0766) observers.

Julia Thornhill (Lot #0143) came to get an update on parking at Access 7.

Mike Thornhill (Lot #0143) expressed concerns about a dying cottonwood tree where they park their boat at Access 7.

John McAndow (Lot #0744) came to follow up on the construction variance.

Approval of July 2023 Minutes:

Motion 23-040 was made and passed 8-0.

Approval of July 2023 Special Meeting Minutes:

Motion 23-041 was made and passed 8-0.

Board of Trustees Committees:

Governing Document Review: (*Chair – Steve Grapp, Co-Chairs – Vicki Presnell*)

Steve Grapp gave an update on changes to the Rules & Regulations and the Constitution regarding short-term rentals.

Vicki Presnell provided a status on the results of the survey she sent to the board. The Rules & Regulations Committee will get together to review the data and put forth recommendations.

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

Suprena Lohrer provided an update on the value of our investments at \$2,546,291 and that the committee is expected to meet next month.

Lake Drainage, Roads & Dam: (*Chair – Scott Kutzley, Co-Chairs - Sener Calis, Dan Moran*).

Scott Kutzley reported that Mike Casimir and the committee will continue to look at ways to keep the water away from Itawamba Trail.

Scott Kutzley provided an update and reviewed the proposal for creating the scope of work and design for the dam repairs. **Motion 23-042** was made and passed 8-0.

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

Scott Kutzley reported that a treatment was made that knocked down the microcystin levels a little. Another treatment will be done this week.

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

Nothing to report.

Personnel: (*Chair – Michael Dorne, Co-Chairs – Sener Calis, Kathi Platter, Vicki Presnell*).

Michael Dorne provided a packet to the board for review.

Lake Committees:

Building Review: (*Scott Kutzley, Dan Moran*).

Scott Kutzley provided drawings and a proposal for the requested variance on lot #0777. **Motion 23-043** was made and passed 7-1.

Scott Kutzley provided sketches and a proposal for the requested variance on lot #0169. **Motion 23-044** was made and passed 4-2-2.

Mike Casimir provided details on the violation letter sent to Mr. Colestock and the request to review this decision. **Motion 23-045** was made and passed 8-0.

Scott Kutzley provided for discussion, details for a two-panel privacy fence that the property owner wants to put up around the hot tub area that is located on the patio.

Patrol: (*Chief Rosales*).

Report as submitted.

Property Manager: (*Mike Casimir*).

Mike Casimir reported on the current foreclosure.

Treasurer: (*Kathi Platter*).

Report as submitted.

Old Business:

Residential Parking at Access 7:

Mike Casimir has seen this issue and will discuss it with the property owners and expect to have an update by August 25, 2023.

New Business:

Suprena Lohrer indicated that the board needs to reach out to Ken Petry.

Michael Dorne proposed a review of the charter for all Clubs especially as it relates to fiscal responsibility, documentation, procedures, etc. This task will be assigned to the Personnel Committee.

Property Owners' meeting dates will be worked over email.

The Halloween Date is set for October 28, 2023, 4 pm – 6 pm.

Suprena moved to adjourn at 8:45 p.m. Dan Moran seconded.

Meeting adjourned at 8:45 p.m.

Minutes compiled by Barbara Moore.