

**Name:** Brian Welch

Phone: 740-206-2468

**Lot Number:** 0715

**Address:** 2025 Palouse Drive

**Resident:** 12 years

### **Background**

I graduated from Wayne State University in Detroit with a Marketing degree. The first part of my career I was a Buyer at various department stores around the country. I then spent 19 years in management in the office furniture industry. Finally, I was employed as a Regional Sales Manager covering five Midwest states for a manufacturer of steel office furniture, industrial shelving and lockers. I fully retired at the end 2016.

### **Involvement in Choctaw Lake governing activities**

I have been on the Board of Trustees for the last six years. I have served on the Constitution, Rules & Regulations, Lake Drainage, Roads & Dam and Communications & Publications committees. As a member of those committees I was involved with the review of our governing documents, resurfacing of our roads, various drainage projects, 5-year inspection of our dam by ODNR and the reformatting of the Peace Pipe. I have also been a member of County Sewer Board for two years.

### **Involvement in Choctaw Lake social activities**

- Judge for Junkyard Boat Derby
- Member of CLPOA bowling league for 10 years.

I am proud to have been a trustee on recent boards that prioritized fiscal responsibility including cash flow, checks and balances and accountability. At the same time the board realized that our infrastructure (capital assets) was deteriorating, and there weren't any funds set aside for repairs or replacement. Property owners approved a request for an annual assessment of \$112 at the property owners' meeting last fall. I handled the sale of ten lots owned by the CLPOA over a five-year period that resulted in \$230,000 in revenues and an annual tax savings of \$2800.

### **Additional financial accomplishments of recent CLPOA boards**

- Dramatically reduced past-due accounts
- Purchased new accounting software
- Invested dedicated assessment funds to gain a better return
- Hired an audit firm to conduct an Agreed Upon Procedures audit for CLPOA and CUI
- Opened a new storage facility on Old Columbus to become a revenue stream.

The association's most valuable assets are the dam, quality drinking water and a healthy lake. The dam passed a recent ODNR inspection with flying colors. It was rated as one of the best dams of its type in the state. Our drinking water comes from a large aquifer with very good quality water. Once the new water treatment plant is operational, we should not have any problems like we had two years ago for decades. Unlike Lake St. Marys and Lake Erie we have had not had an algae problem for the last three years. Prior to then we only closed the lake twice for brief periods when the algae problem was serious. The Lake Water Quality committee should be commended for their work.

As we enter the 2019 fiscal year, the lake is well positioned, organizationally and financially, to move forward. I have enjoyed serving the community for the last six years. I would appreciate your vote so I can continue to make Choctaw Lake a great place to live.