



Clear Lake Keys Property Owner's Association

POA Board Business Meeting Draft Minutes

Sept 21, 2021, at 5:00 pm

Meeting will be held at the Keys Club & via Zoom

MEETING RULES

Audio or video recording is not allowed by attendees. The Secretary will record the meeting and this recording will be kept for content backup of the meeting minutes, and to aid in the preparation of the minutes. As provided in the "Open Meeting Act", members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attendees may address issues during the "Open Forum" portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

Face Masks Recommended. Please Practice Social Distancing

Anyone interested in attending via Zoom, please contact info.keyspoa@gmail.com with your RSVP request.

1. Meeting called to order by: Andrew Basurto at: 5:00 p.m.
2. Pledge of Allegiance
3. Roll call of Board Members:

President: Andrew Basurto	X	Director: Mary King	X
Vice Pres: Dana Moore	X	Director: Ed Legan	X
Treasurer: OPEN		Director: OPEN	
Secretary: Heidi Aragon	X	Members and Visitors: (including 2 Zoom)	15

4. Consent Agenda:

- Approve POA Board meeting minutes from July 20, 2021
- Approve 2 candidates, Mark Bauer, and Tim Miller, for Keys POA Board Directors: Tim Miller was voted to the board, **MSP**. Mark Bauer was absent. After being given a personal invitation to the meeting, as he had expressed interest in being on the board, and agreeing to be there, he did not show, nor give notice that he could not appear. He will not be considered for the board.

5. Treasurer's Report: No Treasurer's Report

6. Report of Committees:

a. Assessment Management-N/A

b. Admiral Report: Nothing new to report, but Dana Moore said the next step for the Harvester is to re-pressurize the hull to check for any more leaks. Andrew is considering asking Kathy Meister to step down as Admiral, due to lack of interest, response and activity on her part.

c. Channel Improvements Report: Dana Moore handed the floor over to Kathleen Soones who presented a synopsis of what the committee has done since its inception in Sept. of '20. Hand-outs were distributed. (A copy of the handout is filed with the minutes book.) An important note was that the committee received a signed permit from the county to move ahead with weed removal and silt. There

was a discussion among board members and audience as to how the project of grading channels Marina and Shoreview will proceed.

- d. Architectural Review Report:** Solar Battery back-up installation on Marina Village.
- e. Neighborhood Watch Report:** Mike Herman said there was nothing new to report.
- f. Abatement Report:** Heidi Aragon/Linda Hahn: No new abatement issues. The transition to the new abatement chair, Linda Hahn, is going smoothly.
- g. Fire-wise Community:** Pamela Kicenski: Heidi Aragon filled in as best she could with a brief email from Pam (absent) that there are fliers and information available for the public located in the clubhouse.
- h. POA Newsletter:** Judy Bligh: Newsletter due for fall quarter-by the end of September.
- i. EaRTH Meeting Report:** Pamela Kicenski: Heidi filled in with a report that Clearlake Oaks is to receive a grant for over \$777,500 to fund salaries for 2 sheriff deputies and 2 code enforcement officers.

7. Unfinished Business:

- a. New Laws-Accessory Dwelling Units:** Unable to discuss as no word forthcoming from the county.
- b. Discussion regarding outdated Bylaws & CC&R's:** 7 a&b will remain of the agenda as a bookmark for future discussion, whenever Lake County Supervisors get caught up to the new laws and we are notified.
- c. Assessment Collections:** Nothing to report.

8. New Business:

- a) Assign someone to research the cost of purchasing electronic speed limit signs to be placed on streets vulnerable to speeding drivers. Tom Miller volunteered.
- b) Assign someone to research the cost of purchasing address signs to be placed on the rear (water side) of properties. This would help identify properties which have excessive weed growth on the water side of the properties. Ed Legan volunteered.
- c) Elect/assign members to create 2022 POA operating Budget. Mike Herman and Andrew Basurto volunteered. It was suggested that Sue Garrett, past treasurer, be contacted.
- d) Create a committee to study updating the current POA CC&Rs. Volunteers: Heidi Aragon, Ed Legan, Barbara Gill, Mary Crew and Tom Miller.
- e) Discuss raising assessments: It was put to vote to raise assessments 20%, legal without a membership vote. This increase will take effect next fiscal year. The dues are increased from \$70 to \$84. **MSP.**

9. Correspondence: Heidi Aragon: None

10. Open Forum: Dana shared a more in-depth approach of excavating the channels. Biggest hurdle-what to do with the stuff that's excavated?

A discussion on the urgency of filling the treasurer position as crucial items are coming due. An appointment will be made by 9-25-21.

Guest speakers: Barbara (?) from "Citizens Caring For Clearlake" (CC4C) is with this organization that does good things in the county. She has been in contact with Akripi Wong, who has ties with the Technical University

of Denmark. After Barbara spoke a bit about what CC4C does, she introduced Ms. Wong. Ms. Wong explained that the Dutch university has developed a method for oxygenating lakes and thus restoring them to a better state by reducing the phosphorous content in the bottom soil. It does no harm to humans or wildlife and is very easy and economical. The board gave her permission to contact the university so that they could perform soil tests to see if our lake is compatible. They want to try this method in our channels for one year at no cost to the POA.

11. Next Scheduled POA General Meeting at the Keys Clubhouse: Sept 25, 2021: Keys Club House, 10:00 am

12. Next POA Board Business Meeting at the Keys Clubhouse: Nov 16, 2021: Keys Club House, 5:00 pm

13. Meeting Adjourned at: 6:52 pm MSP.