



Clear Lake Keys Property Owner's Association

POA Board Business Meeting Minutes November 12th, 2024 at 5:00 pm Meeting 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.

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

1. Meeting called to order by: Edward Legan at: 5:00 p.m.
2. Pledge of Allegiance: Corkey Barnes
3. Roll call of Board Members:
 - a. Board Approval to appoint Daniel Kohr to the Board of Directors
 Motion to approve by: Ernie Vasherresse 2nd Don Whittier
Yeas 6 Nays 0 motion passed

President: Ed Legan	x	Director: Ernie Vasherresse	x
Vice President: Don Whittier	x	Director: Bruce Last	x
Treasurer: Corkey Barnes	x	Director: Daniel Kohr	EX
Secretary: Kirk Carpenter	x	Members and Visitors	2
		Zoom Meeting	5

4. Consent Agenda:
 1. Approve POA Business meeting minutes September 17th, 2024
 - a. Motion to approve Business Board meetings minutes September 17th, 2024
 Motion by Don Whittier 2nd by Ernie Vasherresse Yeas 6 Nays 0 (Passed)
 - b. Motion to approve General Membership meeting minutes September 21st, 2024
 Motion by _____ 2nd by _____ Yeas Nays 0

5. Treasurer's Report: Corkey Barnes ; drafted by D. Mackiewicz
 West America Legacy Checking \$151815.02;
 West America Money Market \$74,538; BMO Checking #252 \$170,371.47;
 Business Platinum Card Credit \$5,000.00 Reserve Funds (This fund is locked for each specific fund) Channel Improvement Fund \$49,709.00;
 Algae Fund \$6,281.00; Browning Equipment Fund \$147,384.00; Total for Reserve Funds: \$203,374.00

Motion to approve by Ernie Vasherese 2nd Don Whittier Yeas 6 Nays 0 (passed)
Motion to approve Late dues and fines forgiveness 2024
Motion by Corkey Barnes 2nd Ernie Vasherese Yeas 6 Nays 0 (passed)
Motion to approve channel description into one combined fund
Motion by Ernie Vasherese 2nd Bruce Last Yeas 6 Nays 0 (passed)

6. Report of Committees

- a. **Channel Spraying Report and Algae:** Kirk Carpenter; All Channels were sprayed and this is the third year of the five year plan to eradicate primrose.
- b. **Architectural Review Report:** Ernie Vasherese; No applications applied for.
- c. **Neighborhood Watch Report:** Mike Herman; Numerous breakins last two months. Sherriff Department arrested the suspect currently in jail. (Casey Cornutt)
- d. **Approve Budget for 2025:** Mike Herman; Corrected the 2024 budget and corrected the 2025 budget
Motion to Approve Corkey Barnes 2nd Ernie Vasherese yeas 6 nays 0 (passed)
- e. **Abatement Report:** Kirk Carpenter
- f. **CC&R's update:** PENDING; Committee Ernie Vasherese, Don Whittier, Mike Herman, Steve Robin;
- g. **POA Newsletter:** Judy Bligh; Need articles in by January 1, 2025
- h. **Admiral Report:** Vacant position
- i. **Update Grant and Funding;** Donna Mackiewicz; no update
- j. **Siren Proposal;** Steve Robin, waiting for approval from the County and Fire Department
- k. **Camera report-** Kirk Carpenter, Judy Bligh canvased the area for location of placing 16 cameras at a cost of \$2,000.00. Board is in agreement

7. Unfinished Business

- a. **Conveyor for Sale**
Motion to sale Ernie Vasherese 2nd Don Whittier yeas 6 nays 0 (passed)
- b. **Sale proposal of Spray Boat #4 (Steve Abel's) Kirk Carpenter; waiting for bids**
- c. **USPS; Purchased a second key for PO BOX 1329 for Ed Legan, Don Whittier has the other key,**

8. New Business:

- a. **Discuss CommonWealth Property Management;** no decisions at this time & discussion on negative on-line reviews. Litigation and Sonoma County lawsuits were brought up as well as Board members' positive comments heard from friends that currently use the company. Also discussed was the need to seeking new property management contracts up for bidding. PMI-Oakland has also presented a contract for consideration and will provide more details as requested and the current contract expires at the end of March 2025.
- b. **Donna brought sections of the developing Shoreline Local Area Plan to the Board's attention:**

P3.3.1a. Riparian and wetland habitat SHALL be designated Resource Conservation and shall be protected to the greatest extent possible. The Waterway "WW" and Wetland "W" combining districts shall be utilized where appropriate. Any permitted disturbances

or removal of riparian vegetation, including tules, shall require replacement at a minimum ratio of 2 to 1. shall be prohibited.

13.2.1h. Continue to support the efforts of the Clearlake Keys Property Owners Association in establishing long-term maintenance and monitoring plans for the channels that make up the Clearlake Keys.

9. **Correspondence:** Ed Legan / Kirk Carpenter
10. **Open Forum: 3 minutes allowed if subject wasn't discussed in the Business Agenda**
12. **Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: November 16th**
13. **Motion to adjourn meeting by Corkey Barnes 2nd Don Whittier at; pm 6:45**
Motion passed Yeas 6 Nays 0 (passed)

2025 POA Meeting DATES

Board of Directors requires a quorum, A majority is defined as more than 50% and not 50% plus one. Example 7 boards member would require 4 to attend a meeting to make it a legal voting board.

General Membership requirement of the CC&R is 15 voting members; only one member from that property counts as 1 vote. If either membership requirements aren't meant than no decision or voting can take place. No minutes are recorded

Tentative 2025 POA Meeting DATES

January 14 th	Board of Directors	5:00 pm
Tuesday March 11 th	Board of Directors	5:00 pm
Saturday March 15th	General Membership	5:00 pm
Tuesday May 13 th	Board of Directors	5:00 pm
Saturday June 17th	General Membership	5:00 pm
Tuesday July 15 th	Board of Directors	5:00 pm
Tuesday September 16 th	Board of Directors	5:00 pm
Saturday September 20st	General Membership	5:00 pm
Tuesday November 11 th	Board of Directors	5:00 pm
Saturday November 15th	General Membership	5:00 pm