



Clear Lake Keys Property Owner's Association
POA Board Business Meeting Agenda
March 12, 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: EL at: 5:00
2. Pledge of Allegiance: CB
3. Roll call of Board Members:

President: Ed Legan	x	Director: Ernie Vasherese	x
Vice President: Don Whittier	x	Director: Corkey Barnes	x
Treasurer: Donna Mackiewicz	x	Director: Tom Miller	X
Secretary: Kirk Carpenter (Emergency room – excused)		Members and Visitors Zoom Meeting	4

4. Consent Agenda:

1. Approve POA Board meeting minutes: 1/16/2024

a. Motion to approve Business Board meetings minutes: 1/16/24

Motion by CB / 2nd TM Passed Yeas:6 Nays:0

b. Motion to approve Special Board meeting minutes: 2/29/24

Motion by TM / 2nd DW Passed Yeas:6 Nays: 0

5. Treasurer's Report: Donna Mackiewicz:

Motion by CB / 2nd DW Passed Yeas: 6 Nays: 0

6. Report of Committees

a. **Channel Improvements Report:** Ed Legan Harvesters needs attention and has picked up a log of debris and logs. Debris collection bags are available for homeowners to collect debris while kayaking or boating. Volunteers to help with harvester can reach Bob at 916-862-4144.

b. **Architectural Review Report:** Ernie Vasherese; no new submissions

c. **Neighborhood Watch Report:** Mike Herman; tire puncture, Shoreview continuing issues.

- d. Abatement Report:** Corkey Barnes, Update on Violations 2 properties on Venus and one on Lakeland continue to be fined.
- e. CC&R's update:** Committee Ernie Vashereese, Don Whittier, Mike Herman, Steve Robin Request for another Zoom meeting has been requested. No new information since the last email suggesting the continued increase in assessments and approval of additional work needed estimated cost \$20K.
- f. POA Newsletter:** Judy Bligh Deadline is the end of March. New homeowner is interested in doing the newsletter.
- g. Admiral Report:** Bob Tyler will be at the 3/16 meeting with an update. Lots of debris has been collected and disposed of.
- h. Grant and Funding:** Donna Mackiewicz Blue Ribbon Committee grant should be funded in 2025's Governor budget. Additional grants are being sought out and the grant team from Hana Resources met with CDFW this past week. The grant team meets weekly for an hour – Hana Resources, Native Sage work pro bono and Pinecrest Environmental' s minimum pay is budgeted.
- i. Budget:** Mike Herman, Donna Mackiewicz All is on schedule and assessments are coming in very slowly as the transition to PMI Oakland's information from Corporate has been slow. The portal should be up to date very soon. PMMI-Oakland's Stephen Ajani phoned in and reported:
- j. Siren Proposal:** Steve Robin Steve phoned in and reported
- k. Fire-wise Community:** additional resources are put on NextDoor as they come available and brochures are in the Keys Club library.
- l. ERTH Meeting Report:** General Plan Advisory Committee re for Environment is Donna Mackiewicz and the first community meeting will be held in Lucerne. The POA wrote and email to request one for ERTH but it looks like the Lucerne location will be the meeting place. Lui Farms and Lemon Grow cannabis up High Valley Road will impact the Keys with additional traffic, air quality, night lighting, water use and the impacts to the watershed are unknown

7. Unfinished Business

8. New Business:

a. Discussion to approve – Properties going into collections and liens Board voted to send all two years and older to collections. Passed 6 ayes and no nays.

9. Correspondence: Ed Legan / Donna Mack Transition to PMI-Oakland and correspondences with homeowners on channel debris emails ae consistent.

10. Open Forum: (3 minutes for item not on the agenda) nothing

12. Next Scheduled POA Business Meeting at the Keys Clubhouse 5:00 pm: May 14th

Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: March 16th

13. Motion to adjourn meeting by: CB 2nd by:DW at 5:45

Motion passed, Yeas: 6 Nays: 0

2024 POA Meeting DATES

Tuesday March 12 th	Board of Directors	5:00 pm
Saturday March 16 th	General Membership	5:00 pm
Tuesday May 14 th	Board of Directors	5:00 pm
Saturday June 15 th	General Membership	5:00 pm
Tuesday July 16 th	Board of Directors	5:00 pm
Tuesday September 17 th	Board of Directors	5:00 pm
Saturday September 21 st	General Membership	5:00 pm
Tuesday November 11 th	Board of Directors	5:00 pm
Saturday November 16 th	General Membership	5:00 pm

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.

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