



Clear Lake Keys Property Owner's Association
POA Board Business Meeting Agenda
July 16th, 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: Ed Legan at: 5:00 p.m.
2. Pledge of Allegiance: Corkey Barnes
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 EXCUSED	
Secretary: Kirk Carpenter	X	Members and Visitors Zoom Meeting	8

4. Consent Agenda:

1. Approve POA Board meeting minutes
 - a. Motion to approve Business Board meetings minutes May 14th, 2024 by;
 Motion by: D. Whittier / 2nd C. Barnes
 passed Yeas 6 Nays 0

5. Treasurer's Report: Donna Mackiewicz ;

- a. Motion by: C. Barnes / 2nd D. Whittier
 passed Yeas 6 Nays 0

1. 225 homeowners still owe (dues, fees, etc.)
2. Discussed the issues when PMI Sonoma switched to PMI Oakland

6. Report of Committees

- a. **Channel Spraying Report and Algae:** Ed Legan;

- a. Discussed the issues with the algae using the harvester. Used up to 14 times on one channel and saw no issues
- b. Keith Potter went out and removed quite a few layers
- c. Discussed using booms between two spray boats to push out the algae
- d. Discussed placement of the yellow booms

- b. Architectural Review Report:** Ernie Vasherese;
- a. Nothing new reported
 - b. Emergency meeting was prior held to discuss the architectural review fee to be increased to \$100.00
- Motion by: E. Vasherese / 2nd D. Whittier**
Passed Yeas 5 Nays 0
- d. Neighborhood Watch Report:** Mike Herman;
- a. Welcome to the Keys sign damaged by being run over
 - b. Discussed having the insurance take care of the cost
- e. Abatement Report:** Kirk Carpenter
- a. Lots that needs weeds to be cleaned up
 - b. Unable to find the new owner contacts
 - c. Shoreview issue with cars on one property
 - d. Still figuring out new role!
- f. CC&R's update:** Committee Ernie Vasherese, Don Whittier, Mike Herman, Steve Robin
- a. Discussed our cost thus far to update the CC&R's
 - b. Discussed the costs of each phone call, contact, etc.
 - c. May cost \$20k and mailings up to \$8k
 - d. Spent \$22k so far
- g. POA Newsletter:** Judy Bligh (No Update, will be a little late)
- h. Admiral Report:** Bob Tyler
- a. Discussed Keith to return helping with the Harvester
- i. Update Grant and Funding:** Donna Mackiewicz
- a. Discussed grants to obtain the marsh land along the East Channel
 - b. Clay Shannon agreed to sell at \$900,000.00 to Land Trust
- j. Election Committee; Candidates; Ernie Vasherese, Bruce Last, Debe Semon, Jim Kunin**
- a. Kirk Carpenter to step down from Secretary and do abatement
 - b. Ernie V. to stay on the board
 - c. Debe Semon to run for our new Treasurer
 - d. Bruce Last, running for the board
 - e. Jim Kunin running for the board
- k. Siren Proposal;** Steve Robin, Donna Mackiewicz
- a. Siren proposal to submit for grant funding was done last at the last meeting
 - b. Siren is radio controlled, solar powered, cost \$50k which we applied for grants to pay for and crowd funding
 - c. Location for the siren will be at the Keys Club
 - d. Discussed the need for the siren as an early warning system to notify the neighborhood to tune in for emergencies

7. Unfinished Business

b. POA Weekly Communications: Donna Mackiewicz

8. New Business:

a. Sale proposal of Spray Boat #4 (Steve Abel's) (No new updates)

b. Camera system; Kirk Carpenter, Eric Jensen (New, donated Cameras will be put up before the next meeting)

9. Correspondence: Ed Legan / Donna Mack

10. Open Forum:

a. Policy on empty lots was brought up (fire hazards, storage, etc.)

b. Lot on Pebble with fire hazard

c. Required getting a hold of the owner to hold a meeting to discuss abatement issues before any work or liens are done the house.

d. Mike Herman lost the Grand Jury report with the county

e. Donna discussed not messing with the HAB's in the channels, no motors, boats, spray boats, harvester, etc. due to increased cyanobacteria and airborne particles

f. C. Barnes discussed his wife getting a fungal infection from a virus in the lake

g. Donna stating she gets a metal taste in her mouth and reports it to the county

f. Debi Discussed joining the Keys Club and adding events

12. Next Scheduled POA Business Meeting at the Keys Clubhouse 5:00 pm: September 17th

Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: September 21st

13. Motion to adjourn meeting by- Ed Legan second C. Barnes at 6:11 pm

Motion passed 6 Yeas 0 Nay's

2024 POA Meeting DATES

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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