



Clear Lake Keys Property Owner's Association

CLOSED SESSION Board of Directors Meeting Agenda

Tuesday, December 9th, 2025, at 5:00 pm

Meeting held at the Keys Club

1. Meeting Called to Order: President

2. Roll Call of Board Members and Guest Mr. Kyle Sproul:

Also, Present Commonwealth Property Management

3. New Business:

Purpose of meeting: The Board of Directors have called a special confidential sole executive session to discuss recent enforcement actions by the board and related topics with the Board's legal counsel. This is a meeting is closed to members. Matters discussed in this executive session, excluding any items subject to the attorney-client privilege, will be generally noted in the minutes of the next meeting open to the general membership as required by Civil Code section 4935 subdivision (e).

Agenda Items:

- Director vote on confidentiality of executive session meeting. (Majority of directors required for approval, By Laws, Article III § 2. (1 min)
- Introduction of Kyle Sproul, Council for POA. (1 min)
- Brief explanation of extent of attorney-client confidentiality by Mr. Sproul. (5 min).
- Brief explanation of requirement to treat all parcels equally in member discipline. (5 min.)
- Discussion of Director Robin's list of violation language and review of ability to enforce under current CC&Rs. (30 min.)
- Discussion and decision on how to proceed where violation notices not clearly enforceable by CC&Rs. (10 min.)
 - President's proposal 1: Motion for withdraw of any violation notice provided that is not clearly enforceable under current CC&Rs.
 - President proposal 2: If proposal 2 is moved, seconded, and approved, motion to notify all effected members ASAP in writing.
- Review of legal requirements for adopting architectural standards and other operating rule. (5 min.)

4. Adjournment