



Clear Lake Keys Property Owner's Association

POA General Meeting Minutes

March 23, 2019

Meeting Starts 10:00 am at the Keys Club

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.

1. Meeting called to order by: **Mike Herman** at: **10:01 a.m.**
2. Pledge of Allegiance
3. Roll call of Board Members:

President: Mike Herman	X	Director: Ed Legan	E/A
Vice Pres: Kathy Meister	E/A	Director: Joe Stella	X
Treasurer: Debbie Changnon	X	Director: Dave Bligh	X
Secretary: Heidi Aragon	X	Members and Visitors:	18

4. Consent Agenda:

Meeting Minutes: Approved POA General Meetings June 23, 2018, POA General Meetings Sept 22, 2018 & POA General Meetings Nov. 17, 2018. A quorum was met. **MSP**

5. Treasurer's Report: as follows and **MSP**.

Clearlake Keys POA-Treasurer's Report March 19 & 23 2019

1. The February month end financials are as follows:
 - a. Total cash on hand is \$ 313,954.16
 - b. At Year end the total amount in the Reserve Funds are as follows:
 - i. Reserve Fund (for equipment replacement) is \$ 87,337.30
 - ii. Channel Improvement Fund is \$ 52,372.54
 - iii. Reserve for HWY 20 Lot Improvement is \$ 94.51
 - iv. Reserve for Disaster Expenses is \$ 19,290.00
 - v. Reserve for Attorney Expenses is \$ 650.00
 - vi. Reserve for New Equipment is \$ 61,270.10
 - vii. Reserve for Harvester Repairs is \$ 216.88
 - viii. Reserve for Lot Abatement is \$ 13,740.00
 - c. Total Income was \$765.01
 - d. Total Expenses were \$1256.13

Discuss possible new CD's for money in checking account: This was discussed at the business meeting March

19, & approved to move \$100,000 into a 14 month CD at Bank of the West. However it was discovered after the vote that Bank of the West does not provide business CD's, so D. Chagnon will do more research.

6. Report of Committees

a. Assessment Management: Update on 2019 dues paid: S. Garrett reported that there are still 107 lots outstanding in dues. She will attempt to bring those in before filing pre-liens that cost \$6.60 each. 17 properties are already in liens. 15 persons paid assessments late, but did not include the late fee. There are 53 open liens, with some getting ready to close.

Discuss Paid Assessment Person: It was discussed and voted on at the March 19 meeting that Property Management Inc. of Sonoma (PMI) will handle our assessments. \$12,000 was voted to move funds for PMI from the Disaster and Abatement Funds.

b. Admiral & Channel Improvements Report: Condition of all equipment & channels. New Dump Trailer
Possible sale of Dump Truck:

The Harvester is running well and has begun cleanup in the channels. Due to the high water, it is a challenge to find a dumping spot for lake debris. Various trailers were discussed and one was selected that would best meet our needs and budget. K. Meister was given authority to purchase it, not to exceed \$10,000-MSP at meeting March 19. After reviewing statistics from six dump trucks for sale similar to "Big Red," it was decided to start advertising with a minimum bid of \$500.-MSP at meeting March 19.

c. Architectural Review: H. Schlickemayer reported that there are a couple of solar projects in the works.

d. Neighborhood Watch Report: There were squatters attempting to live in a house on Blue Heron, but a neighbor got rid of them. The neighbor was asked to be a part of Neighborhood Watch. The water level did not get as high as 2017. 400 sandbags stored from that year were used. We ordered 1,000 more in anticipation and now have those for the next flood. No water was reported to have seeped into homes. We will be sending a thank you gift certificate to a local restaurant for Clear Lake Lava for their generous donation of sand. M. Herman also reported that there was a statue taken from a resident of Keys Blvd. In addition, the sheriff's dept. is only at 50% of capacity. They have stated that they will NOT be coming to file reports for certain crimes that can be reported online. Citizens are encouraged to report these, as they will at least provide valuable statistics that crime is occurring, even if nothing ever comes of the report.

e. Abatement: Discuss Pre-Lien Notices for Abatement fines to property owners. Discuss process to track tree trimming/cutting to ensure that branches are removed: H. Aragon gave the report. We have had approximately 150 notices of varying degrees of violations in the last year. Most violations are taken care of in good time, however, it was necessary to vote for 3 pre-liens to go to owners who have not complied at the March 19 meeting. The "courtesy" notice and "violation & intent to impose discipline" notice were voted on & passed to update some terminology.

f. Special Projects: Early Warning System Update: E. Legan not present & no new information. Firewise Community: P. Kicenski presented pamphlets that will go out to property owners with violations via the Abatement officer concerning potential fire hazards.

g. Newsletter : Send submissions by the end of March. The newsletter comes out 4 times yearly. The next one is the first week of April.

h. EaRTH: Meeting Report: P. Kicenski informed us that county code enforcement currently has no one to

go out on calls. There are 3 positions open and 3 candidates may be filling them soon.

7. Unfinished Business:

a. Cost of postage: This is no longer a concern due to the hiring of PMI.

b. 2019 Aquatic Weed Permits and Boat Stickers: We have all of the necessary permits & stickers & the stickers are in the process of being placed on the boats.

8. New Business:

a. Boat Parade: Friday, July 5th, 2019. The theme is "Wildlife in the Keys."

b. Some meeting dates were incorrect on the website: These have been corrected.

c. Harvester Lot: A letter was presented by H. Aragon at the March 19 meeting and voted for to send to potential vacant lot owners. This letter will ask owners to let us use the lot to store the Harvester.

9. Correspondence: None

10. Open Forum. There was some discussion of PMI, namely, what would we pay for, if anything, in addition to postage? The answer is that we would front the money for liens, etc. and be repaid later by the owner of the lot(s). A concern came from a visitor that POA priority should be the canals, as that is why people move here. The visitor & the audience was briefly informed of past experiences and given a more extensive background after the meeting. The visitor voiced a willingness to volunteer. A question was raised, "Can the leftover sand from the pile for sandbags be used for the Keys Club parking lot holes?" This was agreed upon favorably, once another week has gone by to determine rain forecasts. It was requested by another to have available to the board, monthly reports from the admiral that show when and where the Harvester has been. Some board members are getting complaints that some channels are being neglected. Someone asked if the board was still looking for a new Harvester. It was explained that our current one is working well and \$80,000 is too much to spend for a second one. We still have funding for one should the need arise in the future.

11. Next POA General Meeting at the Keys Clubhouse: June 22, 2019, at 10:00 am.

12. Next POA Board Business Meeting at the Keys Clubhouse: May 21, 2019, at 5:00 pm.

13. Meeting Adjourned at: 11:11 AM