

Clear Lake Keys Property Owner's Association

Board Business Meeting Agenda

Tuesday, October 13, 2026, at 5:30 pm

Meeting held at the Keys Club & via Zoom

1. Call to Order

2. Roll Call:

President/Treasurer: Bruce Last		Director: vacant	
Vice President: Dan Callison		Director: Ed Legan	
Director: vacant		Director: Steve Robin	
Secretary: Kirk Carpenter		Vallen Cooper – Commonwealth Property Management Zoom Meeting	

3. Summary of Executive Session: (if applicable)

4. Consent Calendar:

1. Minutes Approval – Board Business Meeting – July 14, 2026

2. Financial Report Approval - Read by Vallen Cooper - CPM

5. Report of Committees:

- a. Channel Spraying Report and Algae:** Kirk Carpenter
- b. Architectural Review Report:** Dan Callison
- c. Neighborhood Watch Report:** Mike Herman
- d. Abatement Report:** Steve Robin
- e. Governing Documents Revision Update:** Bruce Last
- f. POA Newsletter:** Judy Bligh
- g. Admiral Report:** Jim Oyler
- h. Update Grant, T Klaus Park Funding:** Donna Mackiewicz;
- i. Camera Report:** Kirk Carpenter, Judy Bligh

6. Unfinished Business:

- a. Update of Articles of Incorporation Amendment – (Tabled until Spring 2027)**
- b. Adams Sterling Unpaid Legal Bill – Bruce Last**
- c. Credit Card Settlement Update – Bruce Last**
- d. Equipment Discussion - Disposing of equipment or not (conveyer)**
- e. Abatement Rules Phase 3 – Vehicles and Trailers on Lots Discussion**
- f. Architectural Rules Process, Procedure, Fees and Approval
Establishment Project**
- g. Adopting Smart Sheets for Communication and Violation Tracking and**

Other Items as Needed (Tabled for software research from the last meeting)

h. Other Old Business

7. New Business:

a. Hwy 20 East Channel Easement Discussion

b. Lot purchase at Keys Entry Sign Discussion

c. 2027 Budget Review and Approval

d. Appointment of ERCH Board Representative

e. Hearing Date Meeting - Tuesday, November 17, 2026 at 5:30 pm

f. Other New Business

8. Open Forum: 3 minutes allowed if subject isn't discussed on the Business Agenda

9. Next Scheduled POA Board Meeting: Tuesday, January 12, 2027, at 5:30 pm

10. Adjournment to a Closed Executive Session (if necessary)