



Clearlake Keys Property Owner's Association

POA Special Meeting Oct. 19, 2017 at 10:00 am

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:10:09 AM

2. Roll call of Board Members:

President: Mike Herman	x	Director: Debbie Changnon	x
Vice Pres: Kathy Meister	x	Director: Joe Stella	x
Treasurer: Heather McFadden	x	Director: Ed Legan	x
Secretary: Heidi Aragon	x	Members and Visitors:	1

3. Discuss and approve Calendar/meeting dates/times for 2018, and reschedule Nov. 2017 Meetings: Change to calendar for November due to previous dates falling on or around Thanksgiving: Business meeting moved from 11-21 to 11-14 @7PM (MSP) General meeting from 11-25 to 11-18 @ 2PM –MSP.

4. Discuss a possible sale of the barge – Discuss procedure for sale: Barge shall be called "floating platform" as a barge would have a motor and require registration. Justification for sale-It is not being used anymore as the POA now has a lot in the "old Keys." Profit from sale would go to "new equipment fund" and must be priced to meet a replacement cost of \$5K. It would be advertised on our website and through emails to our vendors and associates who may benefit from a floating platform. Bidding will start at \$5,500. All points in #4 (sale of barge), MSP.

5. 2017/2018 Budget discussion: Assessment fee shall be \$60.86 for 2018 in accordance with the inflation index in our bylaws.

Change the attorney fund from \$1,200 to \$2,500; taking some historically non-use funds from admiral's budget of \$1,300 to meet this need. Admiral's fund shall decrease from \$12K to \$10.7K-MSP.

Justification for increased attorney fees: To write policies to be able to enforce certain CC&R's, Review & recommend what "channel improvements" can be used for, Interpretation of "equipment reserve fund" (i.e. buy new, keep on reserve until old no longer usable), procedure for renewal of liens older than 10 years, define "husband-like manner."

New-"Abatement Fund." Monies to assist in enforcement of CC&R articles 8, 9, 10, 11, 12, 13 & 21 shall be taken from leftover monies in Admiral's Fund of 2017, not to exceed \$10K for 2018 budget.

Move \$2K from unused 2017 Election budget to Attorney's Fund for 2017 to increase Atty. Fund to \$3,200 as to begin processes outlined above.

Take \$4,500 unused money from 2017 "flood budget" and add it to \$5K budget for 2018 for a total of \$9,500.

Rename "flood budget" to "Disaster Budget," so as to encompass other possible disasters. Ed Legan is looking into possible collaboration with the Fire Dept., CLOGBA and other interested parties to install an early warning system such as a siren.

All points in #5 (Budget Discussion), MSP.

6. Open Forum: No comments or queries from visitors.

7. Adjourned: 11:28 AM