



POA Board Business Meeting Agenda

Tuesday September 19, 2023

Meeting is via Zoom Meeting and Starts 5:00 pm

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.

MEETING WILL BE HELD REMOTELY VIA THE ZOOM MEETING APPLICATION. ANYONE INTERESTED IN ATTENDING, PLEASE CONTACT INFO.KEYSPOA@GMAIL.COM

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 vacation)	
Secretary: Kirk Carpenter	X	Members and Visitors Zoom Meeting	1

4. Consent Agenda:

1. Approve POA Board meeting minutes

a. Motion to approve Business Board meetings minutes July 19th 2023 by;
 Motion by Ernie V. / 2nd Don W. passed Yeas 6 Nays 0

5. Treasurer's Report: Donna Mackiewicz ;

Motion by Ernie V. / 2nd Corkey B. passed Yeas 6 Nays 0

6. Report of Committees

- a. Channel Improvements Report: Ed Legan;
 - a. Discussion inquiring of funds from Chris V.
 - b. Follow up on Mar Dunn

- c. Discussion on California Coastal Conservancy
 - d. Discussed Chris V's PowerPoint presentation
 - e. Discussed Stubbs and other channels with the discussions that took place with E.J. (Supervisor) and the county attorneys
- b. Architectural Review Report:** Ernie Vasherese;
- a. \$60 fee paid from Wayne
- c. Neighborhood Watch Report:** Mike Herman;
- a. Discussion of boat stolen from Keys Club yard was not actually stolen
 - b. Discussion of fuel stolen from boats in the keys
 - c. Kayak stolen off of a dock
 - d. Discussion of Shoreview property issues
 - e. Discussion of home on Venus Village being secured
- e. Abatement Report:** Corkey Barnes, Kirk Carpenter, Ernie Vasherese, Donna Mackiewicz, Update on Violations
- a. Discussion of dilapidated or free flowing docks and what to do with them. If they get loose set up hearings with the homeowner about removal or permanently securing it? Do we send a fine? Do we send a second letter? Does the POA pay to have removed and place a lien on the property?
 - b. Motion was made to fine homeowners for violations that were not being taken care of: **Motion by Ernie V. / 2nd by Don W. passed 6 yeas 0 nays**
 - c. Motion was made to send all homeowners to collections for past due POA Dues. Each will be handles on a case by case basis pending amounts past due: **Motion by Ernie V. / 2nd by Corkey B. passed 6 yeas 0 nays**
 - d. Motion was made to place liens on properties, specifically CLK 0052 / CLK 00642 / CLK 00564 / CLK 00340. **Motion by Ernie V. / 2nd by Corkey B. passed 6 yeas 0 nays**
 - e. Motion was made to foreclose on properties, specifically CLK 0058 / CLK 00760: **Motion by Ernie V. / 2nd by Corkey B. passed 6 yeas 0 nays**
- f. CC&R's update:** Committee Ernie Vasherese, Don Whittier, Mike Herman, Steve Robin
- a. Discussion on updated CC& R's
 - b. Further discussion on lots sizes, property owner responsibilities
- g. POA Newsletter:** Judy Bligh
- a. Newsletter will go out Oct. 2nd
- h. Admiral Report:** Keith Potter; Bob Tyler
- a. Motion was made to put the POA truck up for auction starting at \$500.00
Motion by Corkey B. / 2nd by Ernie V. passed 6 yeas 0 nays
- i. Grant and Funding;** Ed Legan, Donna Mackiewicz (CDFW)
- a. Discussed current updates on all grant funding for all project in the keys, Shcindler Creek, Primrose Project, Sediment Removal and restore project
- j. Harvester Permit;** Ed Legan

- a. Permit is in the portal but not signed off
- k. 2024 POA Assessments:** Board Members Discussion
 - a. Motion was made to raise the Yearly POA dues to \$120.00: **Motion by Corkey / 2nd by Ernie V. passed 6 yeas 0 nays**
- l. Audit Committee:** Don Whittier, Donna Mackiewicz, Mike Herman, Ed Legan
 - a. Audit meeting set for 9/20/23 at 3:30pm
- m. Budget Proposal:** Mike Herman, Donna Mackiewicz, Don Whittier, Ed Legan
 - a. Budget Proposal Meeting to take place on 9/20/23 at 2:30pm
- n. Late payments, Collection agency and foreclosure of properties;** Ed Legan, Donna Mackiewicz
 - a. This subject was discussed earlier during the abatement report: See Notes
- o. Siren Proposal;** Steve Robin
 - a. Discussed proposals of adding an early warning siren in the keys

7. Unfinished Business:

- a. Repairs to the fleet,** Keith Potter, Ed Legan, Kirk Carpenter
 - a. Repairs made (\$327.00) to Stan's old spray boat
 - b. Steve's boat needs repair
 - c. Discussed putting the POA barge up for auction
- b. POA Weekly Communications:** Donna Mackiewicz
 - a. Discussed all communications, emails, and inquiries from home owners
- c. New Homeowners Welcome Packet**
 - a. New Homeowner packet is being sent out to all new homeowners
- d. Property Manager Report**
 - a. Discussed updates from PMI Sonoma with paid dues and late dues
- e. Proposal of properties to be turned over to Collection Agency**
 - a. This was discussed earlier in the abatement section: see notes

8. New Business:

- a. Address Short Tem Rentals (Air BnB)**
 - a. This was discussed and will come out in the new CC & R's
- b. Bid process for weed spraying. Update** Ed Legan
 - a. Permits are in hand and were \$336.29
 - b. Spraying starts Monday Sept, 25th 2023
- c. Bids on POA truck / purchase a used truck to replace**
 - a. This was discussed earlier: See Notes

9. Correspondence: Ed Legan / Donna Mack

- a. Discussion was held on all correspondence**

10. Open Forum: None

11. Next POA Board Business Meeting at the Keys Clubhouse: November 14th, 2023: Keys Club

House, 5:00 pm

12. Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: September 23, 2023

13. Motion to adjourn meeting by- Corkey B. / 2nd by Ernie V. at 6:28pm

Motion passed 6 Yeas 0 Nays

2023 POA Meeting Schedule

Tuesday January 17 th	Board of Directors	3:00 pm
Tuesday March 14 th	Board of Directors	5:00 pm
Saturday March 18 th	General Membership	5:00 pm
Tuesday May 16 th	Board of Directors	5:00 pm
Saturday June 17 th	General Membership	5:00 pm
Tuesday July 18 th	Board of Directors	5:00 pm
Tuesday September 19 th	Board of Directors	5:00 pm
Saturday September 23 rd	General Membership	5:00 pm
Tuesday November 14 th	Board of Directors	5:00 pm
Saturday November 18 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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