

Clear Lake Keys Property Owners Association Annual Meeting Agenda

October 17, 2026, at 10:30 am
Meeting held at the Keys Club & via Zoom

**Anyone interested in attending via Zoom, please contact
info.keyspoa@gmail.com with your RSVP request.**

1. Meeting Call to Order.
2. Roll Call of Board Members:

President/Treasurer: Bruce Last		Director: Vacant	
Vice President: Dan Callison		Director: Ed Legan	
Director: Vacant		Director: Steve Robin	
Secretary: Kirk Carpenter			

Also Present Commonwealth Property Management – Vallen Cooper

3. Opening of Ballots - Pro Elections Company to Administer
 - a. Ballots - Election of Directors for 2027
 - b. Ballots - Governing Documents Revision (Bylaws and CCRs)
4. Financial Report: Read by Vallen Cooper - Commonwealth.
5. Committee Reports
 - a. Channel Spraying Report and Algae: Kirk Carpenter
 - b. Neighborhood Watch Report: Mike Herman
 - d. Abatement Report: Steve Robin
 - e. Admiral Report: Jim Oyler
 - f. Update Grant, T Klaus Park Funding: Donna Mackiewicz;
5. Unfinished Business – (Review of Board Meeting Discussions)
 - a. Update of Articles of Incorporation Amendment – (Tabled until Spring 2027)
 - b. Adams Sterling Unpaid Legal Bill – Bruce Last
 - c. Credit Card Bill Settlement Update – Bruce Last
 - d. Equipment Discussion - Disposing of equipment or not (conveyer)
 - e. Abatement Rules Phase 3 – Vehicles and Trailers on Lots
 - f. Other Old Business
6. New Business:
 - a. Approval of IRS 70-604 Resolution for 2026 (by Motion)

- b. 2027 Budget Announcement**
- 7. Open Forum: 3 minutes per owner**
- 8. Next Scheduled POA Board of Directors Meeting: January 12, 2027**
- 10. Adjournment to Board of Directors Meeting (Noted below)**

**Clearlake Keys POA
Board Meeting Agenda
October 17, 2026, after the Annual Meeting**

- A. Call to Order**
- B. Election of Officers for 2027**
- C. Appointment of Board Member (To fill vacancy for 1 year term balance) if not done at the last meeting.**
- D. Adjournment**