



# Clearlake Keys Property Owner's Association

## POA Board Business Meeting Minutes

July 18 -2017

Meeting Starts 7pm

### 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: **Joe Stella** at: **7:00** p.m.

2. Pledge of Allegiance

3. Roll call of Board Members:

President: Joe Stella	x	Director: Ed Legan	u/a
Vice Pres: Vacant		Director: Steve Monson	x
Treasurer: Heather McFadden	x	Director: Mike Herman	x
Secretary: Heidi Aragon	x	Members and Visitors:	9

4. Consent Agenda:

Meeting Minutes: May 16 2017, MSP

5. Treasurer's Report: Clearlake Keys POA-Treasurer's Report  
July 18, 2017

1. June month-end financials are as follows.
  - a. Total cash on hand is \$252,729.
  - b. Total amount in the Reserve Funds as follows:
    - i. Reserve for existing equipment replacement is \$71,746.
    - ii. Channel Improvement Fund is \$44,188.
    - iii. Reserve for Lot Improvement is \$235.
    - iv. Reserve for Flood Expenses is \$5,000.
    - v. Reserve for New Equipment is \$53,270.
    - vi. Reserve for Attorney Expenses is \$1,200.
    - vii. Reserve for Harvester Repairs is \$217.
  - c. Total revenues for May and June totaled \$2,348.
  - d. Total expenses for May and June totaled \$2,999.

**Nominate Audit Committee: Msp for Heidi Aragon, Gayle Atkinson & Ed Legan.**

**6. Report of Committees**

- a. **Admirals Report Harvester, Spray boats: Shoreview has been "cleaned" of debris and weeds.**
- b. **Channel Improvements: debris cleanup**
- c. **Architectural Review: New construction being reviewed by the board for a house on Keys Blvd.**
- d. **Neighborhood Watch: Report given by Mike Herman. More traffic signs coming.**
- e. **Abatement: Report given by Heidi Aragon. Weeds & debris getting removed on properties.**
- f. **Special Projects: New lights were taped to prevent light pollution into homes on Stubbs Channel.**
- g. **EarTH: Meeting Report: Report given by Mike Herman. Need more community participation in**

**CLO, or district supervisor Jim Steele may not come here anymore.**

**H. Assessment Management: Heidi Aragon read report** Clearlake Keys POA  
Membership/Assessment Management  
July 18, 2017

**2. Summary of POA Assessment status:**

- a. **Current paid 2017 membership assessment count as of May 13, 2017, is 787 out of 829 separate properties – 95% of properties.**
  - b. **Of the payments received to date, there are still 42 that are short less than \$1.00 – most at \$.90.**
- 3. The merger into one parcel for 13433 and 13463 Driftwood Village has finally been completed in the assessor's records so we officially stand at 829 parcels.**
- 4. Pre-lien notices were sent out on 31 properties on April 28, 2017. 17 properties were included on the Resolution to order liens on these properties. 12 properties still remained unpaid 30 days after the certified pre-lien notice, and liens were recorded on June 19, 2017.**

**7. Unfinished Business: Approve 2 payments for storage shed: MSP for \$1,320 each. Election review and Appoint. Nomination committee: Heidi Aragon volunteered.**

**8. New Business: Steve Monson, Joe Stella Resignation (Sept), CLOGBA is interested in purchasing The barge: Barge purchase postponed until January when CLOGBA can discuss further.**

**9. Correspondence: AIRMED-info to go out with invoices with suggestion for those interested to contact their insurance to check for duplicatations; 3 thank yous from owners-1 for canal cleaning and 2 about weed removal.**

**10. Open Forum. Discussions on compliance issues resulting in a call to Public Works to trim oleanders at Driftwood & Keys blocking stop sign, letter to property owners at end of Keys Blvd. to trim their trees blocking canal access, complaint to Code Enf. about perpetual yard sale at old Keys Landing site.**

**11. Next POA Board Business Meeting at the Keys Clubhouse: September 19 2017, at 7:00 p.m.**

**Adjourned: 7:39 pm.**