



Clear Lake Keys Property Owner's Association

POA Board Business Meeting Minutes

Nov 16, at 5:00 pm

Meeting held at the Keys Club & via Zoom

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.

Face Masks Recommended. Please Practice Social Distancing

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

1. Meeting called to order by: Dana Moore at: 5.00 p.m.
2. Pledge of Allegiance:
3. Roll call of Board Members:

President: Andrew Basurto (Zoom)	X	Director: Tom Miller	X
Vice Pres: Dana Moore	X	Director (Open Position)	
Treasurer: Mary King	X	Members and Visitors	6
Secretary: Ed Legan	X		

4. Consent Agenda:

- Approve POA Board meeting minutes from Sept 21, 2021
- **Motion to approve the Board meeting minutes by Ed Legan second Mary King passed 5-0**
- Approve the 2022 POA meeting Calendar
- **Motion to approve the 2022 POA meeting calendar by Dana Moore second Mary Kink passed 5-0**

5. Appointment of Treasurer and Secretary

- Motion made to nominate Mary King as Treasure motion by Dana Moore
Second by Ed Legan **passed 5-0**
- Motion made to nominate Ed Legan as Secretary motion by Mary King
Second by Tom Miller **passed 5-0**
- One Director position is still available

6. Treasurer's Report: Mike Herman gave the treasurer report provided by Andrew Basurto

- Total cash on hand \$322,381.88
- Total amounts in the Reserve Funds
 - Algae Fund \$ 63,336.18
 - Channel Improvement Fund \$ 47,754.42
 - Asset Replacement Fund \$101,128.70
- Net Income for this period \$ 9,175.00

7. Report of Committees:

- a. Assessment Management-No Report

b. Admiral Report: Andrew Basurto; Spray boat operators were asked for their input into what items they could see would be needed to maintain the integrity of their vessels. Input was received and will be placed on the “to-do” list for 2022. Items mentioned were, new canopy top for two of the vessels. 3 recently installed motors will need to be hauled out of the water and sent in for their break-in period maintenance.

Board decided to move this item to 2022 to assess water level to pull boats out of the water and to determine if boat trailers need new tires.

c. Channel Improvements Report: Dana Moore, reported that the recommendations to considering another weed harvester. Dana also reported that they have a way to conduct a smoke test on the harvester to determine if they can find any water leaks. They will perform test when weather is conducive. Update on environmental operating permit waiting on State to respond back, Andrew will follow up with State. County can't improve the weed harvester permit until it is approved by the State. If approved the permit will be good for five years. Channel committee asked to have the Browning Company to present a board workshop about funding reserve study projects. Dana commented that he would like to know what availability of those funds that are available to fund future projects. Andrew requested information about Browning to provide information. As of 11/16 Browning hasn't responded back. This was tabled to be discussed at the January Board Meeting. Dana discussed how to encourage members to be more active in the POA. Dennis Krentz made a comment that because we only provide digital newsletter and only a third of our members are receiving the newsletter. The board will consider a paper newsletter. Dana informed the board the Marina and Shoreview channel is on hold because of the cannel didn't dry out to allow equipment to operate. The permit is approved till October 2022.

d. Architectural Review Report: On the behalf of Harry Schlickemayer, Andrew Basurto presented the follow review.

Permit for solar roof on Spinnaker

Permit for a spiral staircase on Bass Lane

Permit for a module home on Keys

e. Neighborhood Watch Report: Mike Herman

Nothing new to report.

f. Abatement Report:

POA is looking for a volunteer to replace Linda.

g. Fire-wise Community: Pamela Kicenski

No report

h. EaRTH Meeting Report: Pamela Kicenski

No report

i. POA Newsletter: Judy Bligh: Fall Newsletter was issued

j. Traffic Speed Control monitors: Tom Miller

Tom Miller reported that the speed control device was going to cost between \$7,000 and \$9,000 per unit this is for a sign with a trailer, doesn't include shipping. A stand-alone unit without a trailer would cost around \$ 2,000 per unit. Discussed trying to rent a unit. Under consideration

j. **Cost of address signs for water side of properties:** Ed Legan

Ed Legan reported that each number would cost approximately around \$ 1.07 to \$.82 each based on quantity. Estimated 4200 numbers would be needed. To be discussed at the January meeting.

7. Unfinished Business:

a. **Assessment Collections:** Nothing to report.

8. New Business:

a. Discussion on proposed 2022 budget, approve if accepted.

Motion made by Andrew Basurto second made by Ed Legan to accept 2022 budget passed 5-0

b. Discussion of proposed Restatement of Keys POA Governing Documents. POA Attorney Adams | Stirling has submitted a Restatement Services Fee Agreement regarding the Restatement of CC&Rs, Bylaws and other governing documents. A copy of this Fee Agreement was sent to all board members for prior examination. If accepted, the board needs to approve by unanimous vote for \$9,900 plus mailing of \$2,000

This was tabled to the January meeting and was decided by the board to have a special Board meeting in December to review the current CC& R and By Laws.

c. Need Board approval to establish the Fire-wise Community as its own separate committee. In the past, Fire- wise came under the Emergency Preparedness Committee, which no longer exists.

The board recommended that the Fire-wise community proceed, as it's own separate committee.

9. Insurance Approval

Andrew asked the board to approve the 2022 insurance

Ed Legan commented that we need to review our insurance binder. Andrew will contact Hays Insurance

10. Correspondence: Nothing to report

10. Open Forum:

Discussed why the Harvester wasn't in operation and what the POA board is doing to clean up the Primrose in the Channel

Ed Legan commented that the Harvester hasn't been in operation due to low water, also the State shutdown our operation because of hydrilla was found in the keys. We are looking for water table to reach the 3.87 Rumsey for the Harvester to be placed back in operation. We are looking into spraying the channel with a state approved herbicide.

11. Next Scheduled POA General Meeting at the Keys Clubhouse: Nov 20, 2021: Keys Club House, 10:00 am

12. Next POA Board Business Meeting at the Keys Clubhouse: Jan 18, 2022: Keys Club House, 5:00 pm

13. Meeting Adjourned at: 6:32

Motion to adjourn by Andrew Basurto second by Dana Moore passed 5-0