



Clear Lake Keys Property Owner's Association
POA General Meeting Agenda
July 15th, 2025, at 5:00 pm
Meeting held at the Keys Club & via Zoom

MEETING RULES

1. Meeting called to order by: President 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: Bruce Last	x
Treasurer: Corkey Barnes,	x	Director: Dan Callison	x
Secretary: Kirk Carpenter	x	Members and Visitors Zoom Meeting	5

Also, Present Commonwealth Property Management – Vallen Cooper

4. **Consent Agenda:**

1. **Approve POA Business meeting minutes May 2025** Motion to approve Business Board meetings minutes

Motion M/S/C to approve - Yeas 7 Nays 0 passed

5. **Treasurer's Report: Presented by Vallen Cooper Commonwealth.**

Motion M/S/C to approve the July 2025 Year to Date Financial Statement - Yeas 5 Nays 0 passed. MOTION M/S/C to approve the accounts to be liened by the collection company. Yeas 7 Nays 0 passed. CLK776 is being sent to collections for \$8,325.00.

6. **Report of Committees**

- a. **Channel Spraying Report and Algae:** Kirk Carpenter reported the temperature needs to be a bit lower to finish the spraying. Discussed the algae removal through spraying under the water surface. This and other options are being researched and look promising.
- b. **Architectural Review Report:** One new garage.
- c. **Neighborhood Watch Report:** Mike Herman made the report. The Keys Club pool and building have been vandalized.
- d. **Abatement Report:** The Hearings will be held August 11, 2025, at 5 pm. Steve Robin will be the abatement person.

- e. **CC&R's update:** The Board received the new attorney's' draft CCRs for Board review prior to distribution to the members for review prior to sending it out for vote. The membership informational meeting will be held August 2, 2025 at 5 pm.
- f. **POA Newsletter:** Judy Bligh Editor will sent out the next one in the next two weeks.
- g. **Admiral Report:** Vacant. The lot where the harvester is being cleaned.
- h. **Update Grant, T Klaus Park Funding;** No report.
- i. **Camera report-** No report.

7. Unfinished Business

- a. **Conveyor and Spray Boats for Sale** - Tabled
- b. **Sale proposal for Spray Boat #4 (Steve Abel's) Kirk Carpenter**
- c. **Annual Meeting – We have three candidates for the ballot. There are four positions available so there will be one seat vacant and may be appointed after the Annual Meeting.**

8. New Business:

- a. Send out Board Meeting Dates in the Newsletter.

9. Correspondence: Ed Legan / Kirk Carpenter – Reviewed.

10. Open Forum: Discussed.

11. Next Scheduled POA Business Meeting at the Keys Clubhouse 5:00 pm: August 12, 2025, prior to Hearings.

Next Scheduled POA General Meeting at the Keys Clubhouse 5:00 pm: September 20, 2025

12. Motion M/S/C to adjourn meeting at 6:16 pm Motion Yeas 7 Nay 0 passed