



## Clear Lake Keys Property Owner's Association

General Business Meeting Agenda

Saturday, July 18, 2026, at 5:00 pm

Meeting held at the Keys Club & via Zoom

1. Call to Order and Introduction of Guest Speaker
2. Roll Call:

President: Bruce Last		Director:	
Vice President: Dan Callison		Director: Ed Legan	
Treasurer: Debe Semon		Director: Steve Robin	
Secretary: Kirk Carpenter		Vallen Cooper – Commonwealth Property Management Zoom Meeting	

3. Summary of Executive Session (if applicable)
4. Consent Calendar:
  1. Financial Report Review - Presented by Vallen Cooper - Commonwealth.
5. Report of Committees
  - a. Channel Spraying Report and Algae: Kirk Carpenter
  - b. Architectural Review Report: Dan Callison
  - c. Neighborhood Watch Report: Mike Herman
  - d. Abatement Report: Steve Robin
  - e. Governing Documents Revision Update: Bruce Last
  - f. POA Newsletter: Judy Bligh
  - g. Admiral Report: Jim Oyler
  - h. Update Grant, T Klaus Park Funding: Donna Mackiewicz;
  - i. Camera report: Kirk Carpenter, Judy Bligh
6. Unfinished Business:
  - a. Update of Articles of Incorporation Amendment – (Tabled until Spring 2027)
  - b. Adams Sterling Unpaid Legal Bill – Bruce Last

- c. **Credit Card Settlement Update – Bruce Last**
  - d. **Equipment Discussion - Disposing of equipment or not (conveyer)**
  - e. **Hwy 20 Lot Status**
  - f. **Governing Documents Ballot Extension to October 17, 2026 -  
Announcement**
  - g. **Abatement Rules Phase 1 – MOTION M/S/C to ratify the decision to send  
violation letters for lot storage**
  - h. **Abatement Rules Phase 2 – Vehicles and Trailers on Lots Discussion**
  - i. **Architectural Rules Process, Procedure, Fees and Approval  
Establishment Project**
  - j. **Adopting Smart Sheets for Communication and Violation Tracking and  
Other Items as Needed (Tabled for research from the last meeting)**
  - k. **Other Old Business**
- 7. New Business:**
- a. **Hwy 20 East Channel Easement Discussion**
  - b. **Lot purchase at Keys Entry Sign Discussion**
  - c. **2027 Reserve Study and Budget Project – Vallen**
  - d. **Hearing Date Meeting Tuesday, August 18, 2026 at 5:30 pm TBC**
  - e. **Other New Business**
- 8. Open Forum: 3 minutes allowed if subject isn't discussed on the Business  
Agenda**
- 9. Next Scheduled POA Business Meeting: Tuesday, October 13, 2026, at 5:30  
pm**  
**Next Scheduled POA Community Meeting: Saturday, October 17, 2026, at 5:00  
pm**
- 10. Adjournment to a Closed Executive Session (if necessary)**