



# Clear Lake Keys Property Owner's Association

## POA Board Business Meeting Minutes

July 16, 2019

Meeting Starts 1:00 pm at the Keys Club

### 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: **Mike Herman** at: **1:02 p.m.**
2. Pledge of Allegiance
3. Roll call of Board Members:

|                            |   |                       |    |
|----------------------------|---|-----------------------|----|
| President: Mike Herman     | X | Director: Ed Legan    | A  |
| Vice Pres: Kathy Meister   | X | Director: Joe Stella  | X  |
| Treasurer: Debbie Changnon | X | Director: Dave Bligh  | X  |
| Secretary: Heidi Aragon    | X | Members and Visitors: | 11 |

#### 4. Consent Agenda:

**Meeting Minutes:** Approve POA Business Meeting, May 21, 2019. **MSP**

#### 5. Treasurer's Report:

### Clearlake Keys POA-Treasurer's Report July 16, 2019

1. The May - June period end financials are as follows:
  - a. Total cash on hand is \$312,467.23
  - b. Total amount in the Reserve Funds are as follows:
    - i. Reserve for equipment replacement is \$87,337.30
    - ii. Channel Improvement Fund is \$52,372.54
    - iii. Reserve for HWY 20 Lot Improvement is \$94.51 (moved to Abatement Reserve 07/14)
    - iv. Reserve for Disaster Expenses is \$11,290.00
    - v. Reserve for Attorney Expenses is \$650.00
    - vi. Reserve for New Equipment is \$52,056.18
    - vii. Reserve for Harvester Repairs is **-\$128.76 (moved to Algae Fleet Expenses 07/14)**
    - viii. Reserve for Lot Abatement is \$13,740.00
  - c. Total Income was \$1,139.79
  - d. Total Expenses were \$3,216.98
  - e. Net Income for the Period **-\$2,077.19**

#### 6. Report of Committees

**a. Assessment Management:** Update on 2019 dues paid, Discuss PMI, Discuss 2020 POA Assessment: Debbie Changnon introduced Ingrid Flieger from PMI. She briefly discussed what she does for the POA in the way of assessments, record keeping and updating information on property owners. Debbie told us that there are 76 owners of 80 properties that are still outstanding in their assessments that were due in January. Mike informed us that the previous index cap we were using to raise assessments has been obsolete for at least ten years. Not that we would unless the board thought it necessary, but factually we are legally able to raise assessments up to 20% per year without membership approval.

**b. Admiral & Channel Improvements Report:** Condition of all equipment & channels: The harvester & 2 spray boats are working well. Two have minor issues. Algae has been seen coming in under the bridge near Clark's Island. There are plans to go close the gap with the boom. The new storage lot for the harvester is complete and in use.

**c. Architectural Review:** Harry Schlickemayer is absent and nothing new has been reported.

**d. Neighborhood Watch Report:** Mike Herman reported only two incidents. One was vagrants sitting on a property and the other was a break-in by former tenants of an owner. Both have been resolved.

**e. Abatement:** Heidi Aragon reported that the weed and dead tree abatement notices are being complied with somewhat. Those affected still have several more days to clean their properties before she and Mike Herman go out to inspect.

**f. Special Projects:** Early Warning System Update, Firewise Community: Ed Legan and Pam Kicenski were both absent. However, Debbie Changnon spoke about a concern some had at a previous meeting where perhaps volunteers in the community could stay during an evacuation to watch other properties. The county said no due to liability concerns. The best we can do at this point is give emergency personnel a list of names of people who might need help. Member Sally West volunteered to help set up an algorithm for this purpose. She, Debbie Changnon and other nurses in the area will assist.

The water company said there is plenty of room on their lot on Keys Blvd. for the siren we are looking into to alert the community in the event of a disaster.

**g. Newsletter :** The next quarterly newsletter won't go out until the end of September.

**h. EaRTH: Meeting Report:** Nothing to report as a couple of meetings had to be cancelled. The next one is August 7, 2019.

## **7. Unfinished Business:**

**a. Boat Parade:** A success as always. A good time was had by all. Pictures of the participants and winners are posted on a bulletin board in the Keys Club. Heidi Aragon has announced that she will no longer be chair for the boat parade. Debbie Changnon tentatively agreed to chair, but if anyone would like to help, please call either Heidi or Debbie.

**b. New Harvester Lot:** See previous discussion under 6.b.

**c. Elections** Notices have been mailed that Nominations for Board Members are now being accepted. Nominating Committee has been appointed. We have 2 nominees to date.

**Positions up for Election:** Sept 17<sup>th</sup>

Kathy Meister– (2 years),

Heidi Aragon – (2 years),

Debbie Changnon (2 years)

Ed Legan (2 year)

**8. New Business:**

**a. Discuss a Clear Lake Keys POA Facebook Page:** Debbie Changnon said she would like to try this for a few months to see how it goes. It is to be a positive social page where people can post pictures, events and other stuff Facebook is supposed to be for. Negativity and trolling will not be tolerated. **MSP** for this trial.

**b. Cleanup day in the Keys:** Debbie Changnon wants to continue this successful event and will head up this committee. Heidi Aragon agreed to assist. All agreed this is a good venture. **MSP**

**9. Correspondence:** There were a few "return to senders" from election and abatement mailings, as well as several written responses from owners agreeing or disagreeing with abatement notices.

**10. Open Forum.** Due to efforts by Sally West, the burglaries that occurred in May to nearby businesses were taken seriously by the sheriff's department resulting in hiring more deputies.

**11. Next POA Board Business Meeting at the Keys Clubhouse: Sept. 17, 2019, at 1:00 pm**

**12. Next POA General Meeting at the Keys Clubhouse: Sept. 21, 2019, at 10:00 am**

**13. Meeting Adjourned at: 1:56 pm MSP**