



Clear Lake Keys Property Owner's Association

Board Business Meeting Agenda
Tuesday, July 14, 2026, at 5:30 pm
Meeting held at the Keys Club & via Zoom

1. Call to Order
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. Minutes Approval – Board Business Meeting – May 12, 2026
2. Financial Report Approval - 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**
 - 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)**