



Clear Lake Keys Property Owner's Association

POA Board General Meeting Agenda

March 19th, 2022

Meeting is via Zoom Meeting and Starts 10:00 am

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.

Meeting will be held remotely via the Zoom Meeting Application. Anyone interested in attending, please contact info.keyspoa@gmail.com.

1. Meeting called to order by: Dana Moore at: 10:00 a.m.

President: Andrew Basurto	Zoom	Director: Mary King	ex
Vice Pres: Dana Moore	x	Director: Corkey Barnes	x
Treasurer: Barbara Gill	ex	Director: Tom Miller	ex
Secretary: Ed Legan	x	Members and Visitors:	17

2. Pledge of Allegiance

3. Roll call of Board Members: All present but Mary King, Tom Miller and Barbara Gill. We had quorum of household members.

4. Consent Agenda:

Meeting Minutes: Approve POA General Meeting of Jan. 22nd, 2022 Motion made by Ed Legan and seconded by Corkey Barnes; passed 4 years 0 nays.

5. Treasurer's Report: Review and approve. Due to issues with our computer no report was given. Judy Bligh will have a report at our General Meeting. Corkey Barnes will resign as treasurer and Barbara Gill was nominated by Ed Legan to assume the treasurer position and seconded by Corkey Barnes. Approved 5 years and 0 nays. Corkey will stay on as a director. Ed Legan made a suggestion to do an internal audit of our bank accounts for 2021. We are missing check stubs from the ledger from January to September; Andrew said that they might be at the storeroom. Corkey and Barbara will try and locate the check ledger and bank records. **Update by Judy Bligh that our total expenses from January 1st to March 18, 2022 was \$8,211.11. Bank accounts totaled \$293,119.51. Total fixed assets \$351,208.46. Treasurer report as submitted be approved motioned by Dana Moore and second by Corkey Barnes. Passed 4 years 0 Nays**

6. Report of Committees:

- a. **Assessment Management**-Ingrid Flieger (PMI) via Andrew Basurto. **Andrew Contacted Ingrid Flieger about outstanding; Liens open or closed. No information was provided by Ingrid Flieger. Corkey Barnes mentioned that he received payment for a Lien release. Uncertain of the amount, will try to report at the General meeting. Andrew reported that we have an issue with a lien, the board at this time can't discuss with general membership,**
- b. **Admiral Report**-Kathy Meister: Update on progress of repairs to fleet. No report Kathy Meister, wasn't present at meeting. Three spay boats were pulled and two transported to McAtees for service. Steve Abel has a spray boat that will need a new motor. Discussion about when the spray boats are in operation; need an update from Kathy Meister. **Kathy Meister wasn't at the general meeting to update information. Members asked why we are going to inject foam into the harvester this year when we will probably not be used. The board position is we need to go forward and be prepared for future use.**
- c. **Channel Improvements Report**-Dana Moore: a brief update on the progress. **Discussed that Schindler Creek should be considered as one of the channels that will need to dredge. It was noted that we could only dredge from April to October. Dana Moore gave a brief discussion what his plan was for Marina Village and Shoreview channels. The plan is to try and remove sediment from both channels. Dana informed that they have two permits to dredge both channel, the permit is good for two years and can only be used April to October. Ed Legan asked the channel committee to look at the Schindler Creek channel. If we had the permit we could start immediately.**
- d. **Architectural Review**: Harry Schlickemayer no report. **It was suggested by Barbara Gill that we have one fee for all reviews.**
- e. **Neighborhood Watch Report**-Mike Herman **No report. Mike Herman reported that the county has assigned two sheriffs and two code enforcement officers for the Clearlake Oaks Area. Mike report that we only had one burglary. Most issue have been from weather related issue, docks broke loose and several trees have fallen into the channel. Mike report that our drought is going to be worse than last year. Currently the lake is at .50 Rumsey. This is the only time in recorded history to have two consecutive years in a drought and Mike is predicting that we could be at a historical low of -339 Rumsey.**
- f. **Abatement Report**: Nothing to report. **We are in need of an Abatement director.**
- h. **Fire-wise Community/Earth Meeting**: Pamela Kicenski **reported that North Coast opportunities would be in our neighborhood to pass out backpacks with information about evacuation and fire information. Pam mentioned that we could receive an insurance discount because we are a Fire Wise approved community. North Shore Fire District will hold a fundraiser July 16th at the mercantile winery. Pam mentioned that should sign up for "Lake Cal Alerts" and "Know you Zone" we are CLOE-102. North shore fire department will hold a fundraiser and awareness event called the North Shore Ready Event from 9:00 to 2:00 in Lucerne, this is a free event.**
- i. **Newsletter**-Judy Bligh . **Will be out in first week of April.**

7. Unfinished Business:

- a. Vote to approve or disapprove expenditures to repair the Weed Harvester. Repairs include injection of foam into the pontoons.
Motion made to provide funding for the repair for the Weed Harvester not to exceed the cost of \$10,000. We are expecting that our cost will be around \$6,000. Motion made by Dana Moore and seconded by Barbara Gill. Approved 5 years and 0 nays.
- b. Vote to approve or disapprove expenditures to purchase speed limit indicator sign. **Tabled.**

8. New Business:

- a) **Discussion: Barbara Gill**, include transfer fee whenever property changes new ownership. **Barbara mentioned that P&I receive \$250 for providing status of the homeowners fees. Barbara suggested that we charge a Capital Contribution Transfer Fee. Andrew contacted our lawyer and informed the board that he hasn't received a legal response from our lawyer.**
- b) **Discussion: CC&R renewal and revision. Will need to contact our lawyers to see what we can do to change our CC&R's.**
- c) **Discussion: Vacation Rentals/Short Term Rentals (Airbnb). We will need to contact our lawyer to see what we can do to change the POA CC&R's. It was discussed that we will contact the County to see what regulations that they have in place. Pam mentioned that she is in contact with our Supervisor E.J Crandall and the county planning commission.**

9. Correspondence: Ed Legan- Heidi Aragon submitted her resignation to be on the CC&R's committee.

10. Open Forum: Fred Kicenski mentioned that he would like to see the board adopt a plan to tackle the top three issue that the Keys face and take on a project to completion. We explained to Fred and members that we are constantly working on issues with executive meetings and board meetings. We explained that our budget is limited to what we can do. We asked Fred to join the board to assist us with his plan; Fred declined to join. Members are asking about spraying the weeds since we can't use the harvester. The board is looking to have estimates on spraying the primrose, which has to be licensed by the state. Dana mentioned that we need to have a way to better communicate with our membership. It was mentioned that we used to send out a newsletter to all members, estimated that the cost would be around \$1,000 per quarter.

11. Next POA Board Business Meeting via Zoom: May 17, 2022, at 5:00pm, at the Keys Club, General meeting May 21st 10:00 am at the Keys Club.

12. Meeting Adjourned at: 12:05 pm motioned by Ed Legan 2nd passed 4 years 0 nays