

Clear Lake Keys Property Owner's Association

POA Board Business Meeting Minutes – DRAFT-

January 17th, at 3:00 pm

Meeting held at the Keys Club & via Zoom

1. Meeting called to order by: E.L at 3 p.m. 10 attendees n person and 6 on zoom.

2. Pledge of Allegiance: Corkey Barnes

3. Roll call of Board Members: All present but Tom Miller (Excused)

4. Consent Agenda:

1. Approve POA Board meeting minutes

a. Motion by C.B.to approve Business Board meetings minutes, 2nd by D, W. November 15th

Motion passed Yeas 7 Nays 0

5. Update on the Primrose spraying; Results are as expected with no visible primrose growing at this time. Spring spraying is planned.

6. Treasurer's Report: Donna Mackiewicz

Reserve Fund fully funded as per the mandatory POA Brown Reserve report.222 fiscal year fully funded balance \$120,405. Reserve ending balance \$95,708 with permanent funded 79.5% At \$1 Actual balances available upon request. 5 accounts (CD, Money Market and Checking) held at 3 banks. Three contribution lists were reported on: Channel Improvement, Primrose Initiative and Special Projects. Anyone interested in finding out if their donation went to right fund can do so by contacting Donna or Ingrid (PMI-Sonoma). Form applied for and granted by CA Dept of Justice for holding raffles. Unless specifically exempted, a nonprofit organization must register with the Attorney General's Registry of Charitable Trusts before the raffle and must also file an aggregate financial disclosure report for all raffles held during the reporting year. Registration and reporting forms are available below. Form CT-NRP-1 obtained this week. IRS issue of late filing for 2021 is still in review. Assessment invoices and Annual disclosures were all mailed and invoices are being paid. Due date is Feb. 1st. Ed handed over a couple more checks that are contributions for the Primrose Initiative. Many homeowners complained about invoice clarity and wording and he POA will make changes with PMI. All homeowners can sign up at the Homeowners Portal to see all activity on their properties. Ingrid Fileger is available for any inquires at 707.820.7848. Email: ingridf@pmisonoma.com.

Motion to accept by CB 2nd EV Yeas 7 Nays 0

7. Report of Committees

a. Channel Improvements Report: Ed Legan and Michael Herman; Primrose controlled for winter. Applications are in the works with partners CA Fish and Wildlife, US Fish & Game, Big Valley Rancheria, Chris DiVittorio of Pinecrest Environmental Engineering is our consultant with the proposals and Mary Dunne with Fish Wildlife has been guiding us Ben Huffer and Luis Santana are with Count of

Lake Water Resources are guiding partners. Presentation of our first grant to the Blue Ribbon Committee for the Rehabilitation of Clear Lake for 2.3 million in Jan 25. If awarded funds would be available in 2024. POA is seeking a CERP permit that would allow freedom to operate the harvester at any time and spray herbicide with a licensed contractor. THE BRC proposal is in phases and anyone may request a copy of the proposal at info.keypoa.com.

Mike Herman researched flooding possibilities as concerns have been coming in. Reports from 1900 thru today indicate chance of the Keys having major flooding is a possibility but thin. For complete report contact Mike. Mike requested and received Board approval to look onto information from the state to the county that speaks of the 1974 agreement of State Entrusted Lands of Ownership and care of the waterways and adjoining land. This would include the lands between Stubbs Island and the East Channel and the Keys relationship. Mike has met with Supervisor EJ Crandell and Scott DeLeon, Public Works Director. The Board voted unanimously to have Mike continue with this information gathering.

d. Neighborhood Watch Report: Mike Herman; all is calm one incident with stolen ATV from a residence that is not occupied full-time on Venus Village is being investigated.

e. Architectural Review Report: Ernie Vasherese; Slow with only two applications for solar.

f. Abatement Report: Corkey Barnes; Working to bring all files up to date with emphasis on past liens and abatement issue completion. Current list is building on properties needing upkeep and docks are being investigated for violations. Homeowners can report violations anonymously. We are reminded it is every homeowner's responsibility to care for the lots front and back. The County can be brought in to write violations, also. Homeowners can report street problems like flooding or potholes on-line and by phone at any time. KG phoned about flooding on Keys Blvd. this past week and the County came within hours. Pothole repair on Surf is reported and the County replied repair is on the schedule.

d. Admiral Report: Keith Potter; truck battery replaced, harvester battery needs attention, making ready for use. Interested volunteers be planning for a busy schedule. Fuel credit card will be kept with Treasurer files.

e. Grant and Funding; Ed Legan Blue Ribbon and US Fish and Wildlife among two grants that are in the work for channel restoration.

f. Warning System; This is put on hold to concentrate on the channel health and safety. If a volunteer would like to help with a grant please contact Ed Legan.

8. Unfinished Business:

b. Harvester Permit: Ed Legan Ben Huffer will be sending the contract for signatures.

9. New Business: Mike Herman to look into State Lands issue 1973-74 rights for owners. Discussed earlier.

10. Correspondence: Emails are answered daily. Reports coming in on docks and boats sinking and rubbish left at curbs and a couple of home sites. He new web master is John Zimmerman and the revitalized look has received praise. Homeowners signing up for MailChimp to receive

timely important news and to sign up for Neighborhood Watch can sign up more easily on the new web page. Homeowners are reporting violations anonymously. New homeowner packets are still being worked on and a suggestion telling all homeowners what they should be doing like clearing and maintaining their lots even if they are not full-time was discussed. A list of gardeners and debris haulers will be made available on the webpage and in the homeowner packet. If anyone has a recommendation, please send to the POA email. As Weed Tech is no longer in the business of spraying lots the POA will contact another company to spray the storage lot and harvester parking lot. Gate at Hwy 20 and the boat ramp is broken and debris is at the landing bottom.

11. Open Forum: Good communication. Tell homeowners to take care of their shoreline and offer suggestions on contractors for clean-ups.

12. Next POA Board Business Meeting at the Keys Clubhouse: March 14th, 2023: Keys Club House, 5:00 pm

13. Next Scheduled POA General Meeting at the Keys Clubhouse: March 18th

14. Motion to adjourn meeting by- D.W. second by C.B. at; 6:00 pm Motion passed 7 Yeas 0 Nays

Executive Board Meeting after meeting adjournment.

Submitted by Matt Smith