



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
15 DECEMBER 2021
REGULAR BUSINESS OPEN MEETING MINUTES**

The December Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice President Stan Cook at 19:02 p.m. via Zoom.

The following Trustees were present, and a quorum was established:

- President – Terry Canup
- Vice President – Stan Cook
- Treasurer – Glenda Stroud
- Secretary – Leslie Eaton
- Linda Coblentz
- Matthew Henehan
- Robert Kuhl
- Jennifer Taylor - Absent
- Nef Trejo - Absent
- Rachel Morales, General Manager

Comments from the Audience

There were no comments from the audience.

Motion to approve the Open Meeting Minutes from 20 October 2021.

Motion: Robert Kuhl Second: Glenda Stroud

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl			X
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 5-For 0-Against 1-Abstain

The motion passes to approve the Open Meeting Minutes from 20 October 2021.

There were not enough Board Members present to approve the November 17, 2021 Open Meeting Minutes

President's Report

President Terry Canup was absent.

Vice President's Comments

There will be some comments in the Closed Session.

Treasurer's Report

The CLCCA had two CDs that matured on 06 December 2021 and the Treasurer contacted Jeff Abaloff. The Treasurer wanted to wait until the CDs matured on Monday, 06 December 2021 and the CDs fed into the Money Market account and we would have \$387,000. In December 2014, when we bought the CDs, we had \$959.3 and in November 2021 we had \$936.7.

General Manager's Report

The November collections for past due assessments was \$17,402. November collections from Legal was \$18,834. Transfer and refinance fees totaled \$6,625, and resale certificates were \$925. The total collected was \$45,786.

The GM has a meeting scheduled with Scott Scarborough for the 2020-2021 Audit.

Motion to approve the purchase of a floor scrubber to keep the gym floors clean from Clean Freak and it has the best warranty.

Motion: Stan Cook Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the purchase of floor scrubber was approved.

Over the Thanksgiving holiday the indoor pool boiler started short-cycling. It was having difficulty maintaining the 84°F temperature in the pool because it was continuing to shut

off. Sweetwater Pools came out and found that the impeller blade needed to be replaced. After changing out the impeller, the system would run longer but it would still short cycle. The emergency repairs for the impeller cost \$2,096. Sweetwater pools handed it over to Wilbanks, an actual boiler company, who supplied a quote for labor, check valve, three-way mixing valve, actuator, and misc. materials needed to install in the boiler. They are also going to clean out the boiler. This is the boiler that we purchased in 2017, right after the hurricane. The total price for the repairs needed is \$4,365.

Motion to approve the repair of the indoor pool boiler and clean it out.

Motion: Terry Canup

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the repair of the Indoor Pool Boiler was approved.

There has been some vandalism, particularly graffiti at the Meadowgreen parks. Oakbrook West had a substantial amount of graffiti on the play structure in the park and Meadowgreen had graffiti on the monument sign. The GM asked for everyone's assistance in keeping an eye out for vandalism at the parks and monuments.

Motion to forestall the January newsletter in lieu of the April newsletter and using social media.

Motion: Terry Canup

Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to forestall the January newsletter in lieu of the April newsletter was approved.

We were able to hire two new part-time lifeguards but we are still in need of more lifeguards. Rachel spoke with Brady Chapman about staffing vs. not staffing the pool. It was recommended that if we are going to staff the pool outside (which we have to because of the camps) then we probably want to keep it consistent and staff both pools.

Due to the increase in pool chemicals, we have researched how much the chemicals have gone up over 3 years. They have gone up by 90%. We are looking at increasing the aquatic class prices by about 40%. We haven't increased the cost of the classes in a few years and even with an increase, we will still be much lower than the other local classes.

HPD PIP – Jennifer Taylor

No Report.

ACLC – Matthew Henehan

No meeting. No Report

CLCWA – Linda Coblentz

The CLCWA had another discussion about why they need another bond election. They have lots of projects.

ARC – Stan Cook

We did not have a quorum, which will be discussed in the Closed Session.

Budget & Finance – Glenda Stroud

No meeting. No Report.

Bylaws & Policies – Ms. Coblentz

The Bylaws & Policies Committee met to review the changes that the Personnel Committee submitted. There is a change specifying vacation time earnings and they also removed the Simple IRA Retirement Plan.

Motion to approve the changes to the Personnel Committee Policy as submitted.

Motion: Terry Canup Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		

Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the changes to the Personnel Committee Policy as written was approved.

Motion to approve the Open Meeting Minutes from 17 November 2021.

Motion: Stan Cook Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz			X
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan			X
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 5-For 0-Against 1-Abstain

The motion to approve the Open Meeting minutes from 17 November 2021 was approved.

Communications –

No Meeting. No Report.

Elections – Leslie Eaton

No Meeting. No Report.

Facilities – Stan Cook

No Meeting. No Report.

Personnel – Terry Canup

The Personnel Committee met to make the changes to the Personnel Policy. The changes were submitted and approved.

Revision of Restrictive Covenants

No Meeting. No Report. A meeting will be called in January.

Trustee Comments

Terry Canup – Apologized for being late to the meeting.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Matt Henehan – No comment.

Glenda Stroud –Most people who look at our Accounts Receivable do not know what it takes to run this facility. People from Scarsdale and other areas have no idea when they comment on Nextdoor that we have to be open and they can come and use our facilities. We are the only one like it in Texas.

Stan Cook – No comment.

The Open meeting was adjourned at 19:42PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:20PM.

Motion to approve Closed Meeting Minutes for 20 October 2021.

Motion: Leslie Eaton

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl			X
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 5-For 0-Against 1-Abstain

The motion to approve the Closed Meeting Minutes for 20 October 2021 was approved.

Motion to approve Closed Meeting Minutes for 17 November 2021 is delayed until we have enough Board Members present.

Motion to send the Oakbrook property to Legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to send the Oakbrook property to Legal as discussed in the Closed Session was approved.

Motion to send the 11 accounts to Legal as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to move the 11 accounts to Legal as discussed in the Closed Session was approved.

Motion to proceed with the order of sale and post the property for foreclosure & not bid as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to proceed with the order of sale and post the property for foreclosure & not bid as discussed in the Closed Session was approved.

Motion to approve the transfer of ownership of the easement to Crowder Investments as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		

Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to approve the transfer of ownership of the easement to Crowder Investments as discussed in the Closed Session was approved.

Motion to not hold a Board Meeting on 29 December 2021.

Motion: Stan Cook Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to not hold a Board Meeting on 29 December 2021 was approved.

Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 15 December 2021 was closed at 8:25PM.


Leslie Eaton, Board Secretary

2/22/22
Date