



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
19 JANUARY 2022
REGULAR BUSINESS OPEN MEETING MINUTES

The January Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 19:00 p.m. via Zoom.

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

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

Comments from the Audience

There were no comments from the audience.

There was a general quorum, but not enough Board Members present to approve the December 15, 2021, Open Meeting Minutes.

President's Report

President Terry Canup stated that the Board is investigating the hardware and approvals needed to be able to have some Board Members present via digital (Zoom).

Vice President's Comments

The Vice President was absent. President Terry Canup noted that Stan Cook has worked with Paul Irvin who has graciously agreed to volunteer for the Architectural Review Committee.

Motion to approve the addition of Paul Irvin to the Architectural Review Committee.

Motion: Terry Canup Second: Jennifer Taylor

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the addition of Paul Irvin to the Architectural Review Committee was approved.

Treasurer's Report

UBS current statement balance as of December 31, 2021, is \$935,679.85

Shell FCU current statement balance as of December 31, 2021, is \$16,363.68

BOA current statement balance: \$102,044.44, adjusted book balance \$92,972.44.

Also, the IRA reimbursement account for the previous employees for December 31, 2021, was \$7,309.86, which was moved out of the Operations Account to cover the liability for those employees who contacted us. Rachel's report will state the liability was \$8,295.94. That is correct for January and what Glenda's report was correct for was December 31, 2021.

Per our contract with MBM, they have to pay property tax and we reimburse them. So, for Harris County and other entities it is \$245.98. For CCISD and Galveston County, it is \$204.52. The lease on the copy machine is \$972.35. The total for MBM for December was close to \$1,400.

We only had one large repair from Pfeiffer & Sons for the lights.

There are no CDs to discuss tonight and there will be 3 CDs that will be maturing in 2022; April, June, and November.

General Manager's Report

The December collections for past due assessments was \$17,087.34. December collections from Legal was \$17,409. Transfer and refinance fees totaled \$10,075, and resale certificates were \$3,325. The total collected was \$47,897. Accounts Receivable was \$291,273.

No applications were submitted for the Board vacancy, so the application deadline was extended an additional 3 weeks per the Bylaws. The deadline is January 31, 2022, at 5:00PM

We are currently waiting on the list of items needed by the auditors for the 2020-2021 Audit. The audit is expected to start at the end of January or first week in February.

The Zamboni that the Board approved for purchase at the last meeting was out of stock and will be back in stock in February.

Rachel tried to schedule Wilbanks to come out the first week in January through Sweetwater Pools to complete the repair of the indoor pool boiler. After Sweetwater Pools left numerous messages for Wilbanks, they received a revised quote stating that the cost went up \$2,000, which they forwarded to Rachel. Sweetwater had no clue as to why they increased the cost, but later received word that the part was no longer in stock and they had to find it overseas. Rachel told Sweetwater to hold so she can look into another option. Rachel found the part from SCP's Denver location. We paid \$800 to have the part 2-day shipped here. The new actuator was installed on January 12 by a volunteer and the heater is now operating fine. We saved \$5,815.

Shannon Nitch has joined our maintenance team today. He retired from Shell as the maintenance scheduler. He will be putting together a full preventative maintenance plan for all equipment and overall decrease the number of contractor jobs.

The 2022 Cypress Creek Mosquito Control agreement allows the Board to choose the number of applications.

Motion to approve the 31 applications in the contract at \$541.80 per application from March 15 thru November 15. The term of the agreement is 3 years.

Motion: Terry Canup Second: Linda Coblentz

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the 3-year contract with Cypress Creek Mosquito Control was approved.

TXU Energy has purchased Ameripower's book of business, including CLCCA's current agreement and all plans will start on a month-to-month plan, which could significantly increase our rate. However, our broker can replace our agreement with no-hassle fees. We are currently at a rate of \$0.0488. The best plan that they found is the APGE at \$0.06009 and it would be for 66 months. If the price does decrease during this term, our price will go down. If the price goes up, we will hold our rate.

Motion to accept the APGE rate \$0.06009 for 66 months.

Motion: Glenda Stroud

Second: Linda Coblentz

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

Vote: 5-For 0-Against 0-Abstain

The motion to accept the APGE rate \$0.06009 for 66 month was approved.

Hybrid Meetings: The Texas Open Meetings Act states that a Governmental Body can hold an in-person meeting and a virtual meeting as long as a quorum of the Board is present at the same location. That means that at least 5 Board Members must be present in order to hold a meeting. Some boards rotate this amongst the members. The Act also states that all members at the table must be heard and viewed by each participant attending online. Each Board Member would have to bring a device or the CLCCA would have to supply them with one. Headphones will also be necessary.

Each Board member who attends the Board meeting will have to bring their own device so that other people who are not physically here can see and hear you. This can be a phone, tablet, or laptop so that they can see the people who are distant and the people who are distant can see them.

Motion to attempt starting to hold hybrid Board meetings and Committee meetings as pending equipment availability.

Motion: Terry Canup Second: Jennifer Taylor

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

Vote: 5-For 0-Against 0-Abstain

The motion to attempt starting to hold hybrid Board meetings and Committee meetings as soon as the equipment is available was approved.

We have hired five new lifeguards, which should help with filling the necessary shifts. This should help prevent us from having to close the pool on Friday nights.

Volleyball minis started with a new session and the I-9 Sports has already begun renting the field next to the gym. They are hoping to explode that area with new programs for young kids. They do not use any of the gymnasium – it is all outside.

Registration is open for companies to sign up for participation in our first Business Expo, which will be held on March 19, 2022.

The Valentines Senior Social is schedules for February 11, 2022.

The Yard Sale is scheduled for March 5, 2022.

HPD PIP – Jennifer Taylor

The HPD PIP met January 18, 2022, on Zoom and there were no meetings in November and December. Not a lot had changed from the last meeting. Officer Buitron is wanting to make sure that the COVID testing sites are legitimate testing sites. There have been lots of complaints to HPD about pop-up sites that are asking for Social Security numbers and insurance information. Please make sure that the sites that you are going to are legit. The recycling at Ellington has been cancelled for January & February and it will resume in March.

Crime has gone down, which is good. The crime report is available to all residents by requesting to be put on the email list and you will get the crime report for the area.

Officer Richard Buitron gave the following number to report ANY suspicious activity. 713-466-3673.

Glenda Stroud commented about the frequent scam emails that she received that are alleging to be from Terry Canup, likely because our emails are published on the CLCCA website. Leslie Eaton recommended that we change the email addresses from using the @ sign to using <at>. Although residents would not be able to click the email address and have the email form automatically, our email addresses would still be accessible to the public and it would stop a lot of the BOTs from copying our email addresses.

ACLC – Terry Canup

Terry Canup attended the ACLC meeting and they had several candidates from the Precinct 2 Commissioners position who came and spoke to the ACLC. All three candidates were very good. It also was said the Precinct 2 is best precinct in the city and one of the only precincts where crime has gone down.

CLCWA – Linda Coblentz

The entire CLCWA meeting was about the bond election and they have prioritized their infrastructure project in a very reasonable way. They have been working to see how much money they can get without raising our taxes any as a result of this bond election for up to 8 years. But they still are not ready to call the election yet.

ARC

The ARC has a variance for a tree removal that needs to be approved by the Board. Motion to allow the ARC variance for 1403 Beachcomber to remove one dying tree.

Motion: Terry Canup Second: Leslie Eaton

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

Vote: 5-For 0-Against 0-Abstain

The motion to allow the ARC variance for 1403 Beachcomber to remove a dying tree was approved.

The residents from the house on Buoy who were waiting on the permits were present. They had just received the plans but are still waiting on the permits. Terry Canup notified the resident that they will have to have to present the plans and the permits to the next ARC committee meeting for them to review and forward to the Board to vote on. Terry Canup also explained that the Board wants to make sure the plans are permitted before the Board reviews it. The next ARC meeting is February 10, 2022.

Budget & Finance – Glenda Stroud

No meeting. No Report.

Bylaws & Policies – Ms. Coblentz

No meeting. No Report.

Communications –

No Meeting. No Report.

Elections – Leslie Eaton

No Meeting. No Report.

Facilities – Stan Cook

No Meeting. No Report.

Personnel – Terry Canup

A Personnel Committee meeting needs to be scheduled.

Revision of Restrictive Covenants – Stan Cook

No Meeting. No Report. A meeting is scheduled for January 26, 2022.

Trustee Comments

Jennifer Taylor – She is glad to be back and apologized for being out of contact.

Linda Coblentz – The unfortunate timing of the issues with the indoor pool and not having classes for 2 weeks while the swimmers were supposed to be getting over being mad about the raise. Expect very low enrollment next month. They were also curious whether all of the swimmers are receiving rate hikes.

Leslie Eaton – My comments will be in Closed.

Glenda Stroud – With the financials should we need extra cash, we will have to go to the Money Market account at UBS if we need to infuse cash into Operations.

Terry Canup – No comment.

The Open meeting was adjourned at 19:45PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:58PM.

Motion to send the Camino South Section Four property to Legal for deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

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

Vote: 5-For 0-Against 0-Abstain

The motion to send the Camino South property to Legal for deed violations as discussed in the Closed Session was approved.

Motion to send the 16 accounts to Legal for collections as discussed in the Closed Session.

Motion: Leslie Eaton Second: Jennifer Taylor

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

Vote: 5-For 0-Against 0-Abstain

The motion to move the 16 accounts to Legal for collections as discussed in the Closed Session was approved.

Motion to write off \$537.08 for four accounts settled through Legal as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-------------|-----|---------|---------|
| Terry Canup | X | | |

| | | | |
|-----------------|--------|--|--|
| Linda Coblentz | X | | |
| Stan Cook | ABSENT | | |
| Leslie Eaton | X | | |
| Matthew Henehan | ABSENT | | |
| Robert Kuhl | ABSENT | | |
| Glenda Stroud | X | | |
| Jennifer Taylor | X | | |
| OPEN | | | |

Vote: 5-For 0-Against 0-Abstain

The motion to write off \$537.08 for four accounts settled through Legal as discussed in the Closed Session was approved.

Motion to proceed in filing suit on six accounts currently at legal as discussed in the Closed Session.

Motion: Leslie Eaton Second: Jennifer Taylor

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

Vote: 5-For 0-Against 0-Abstain

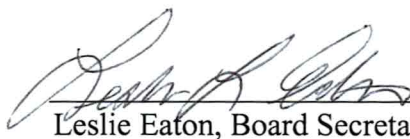
The motion to file suit on six accounts at legal as discussed in the Closed Session.

Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Jennifer Taylor.

The Regular Business Meeting of 19 January 2021 was closed at 20:00PM.


Leslie Eaton, Board Secretary


Date