

**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**30 MARCH 2022**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The second March 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.

**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
- David Martin
- Jennifer Taylor
- Rachel Morales, General Manager

**Comments from the Audience**

There were no comments from the audience.

Motion to approve the January 19, 2022, Open Meeting Minutes.

Motion: Linda Coblentz

Second: Jennifer Taylor

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

Vote: 5-For    0-Against    4-Abstain

The motion to approve the January 19, 2022, Open Meeting Minutes was approved.

Motion to approve the March 16, 2022, Open Meeting Minutes.

Motion: Stan Cook

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		

Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor			X

Vote: 8-For 0-Against 1-Abstain

The motion to approve the March 16, 2022, Open Meeting Minutes was approved.

### **Vice-President's Report**

Silversands has increased their rates to the CLCCA. We have had issues with them and they seem to be unresponsive to a lot of requests that we had, including meeting with them about their increase in fees. There was a meeting with Brightview this week. Brightview has a larger customer base and discussed whether or not CLCCA takes over the mowing of the main facility. If we took it over, we would have to buy equipment and dedicate an employee to the job. For the amount of savings, a better way to cut the original proposal was for us to take over doing garbage at the parks. Then we could cut the bill down to \$83,125. We did get a third bid, which was over \$100,000. Brightview also was amenable to altering the schedule based on the amount of rain that we have had.

Motion to accept the mowing bid from Brightview for \$83,125.

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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to accept the mowing bid from Brightview for \$83,125 was approved.

We have a lease with SBA to rent the property for T-Mobile to have a tower on. SBA approached Rachel saying that although they have a monthly agreement for several years, they would like to buy it out for cash and do an in-perpetuity lease. They initially offered \$240,000 and they went up to \$250,000. Stan noted that cellular technology is changing and it is likely that we will not have towers like this one and, instead, there will be one every couple of blocks. Stan noted that if we continue the current lease, in a few years T-

Mobile may discontinue the lease because they no longer need the tower and they remove the tower and we never see another dime. Rachel found a company, Landmark Dividends, that only buys out leases from SBA. Landmark will buy out the lease from SBA, give us cash, and then SBA will pay them. Nothing will change and we will still have the same lease with SBA regarding what they can place on the property. The contract stays the same with SBA. Landmark Dividends is offering us \$315,000. The SBA lease is not 30 years guaranteed—they CAN cancel the lease at any time.

Terry Canup noted that he wanted Legal to look at the contract. Stan added that he wanted to make sure that we will still be under the SBA contract for the “dirt”. This would prevent them coming to us and saying now we can install a 150ft. tower with lots of antennas.

Linda Coblentz verified that we would be rejecting the offer from SBA to buy the lease outright for \$250,000. Rachel also noted that the Board has until after the next meeting for Legal to review the buyout and negotiate any changes that Legal recommends.

Motion to accept the buyout from Landmark Dividends for the current lease with SBA, pending approval from Legal.

Motion: Stan Cook                      Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henahan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For    0-Against    0-Abstain

The motion to accept the buyout from Landmark Dividends for the current lease with SBA, pending approval from Legal was approved.

### **Trustee Comments**

Jennifer Taylor – No comment.

Linda Coblentz – No comment.

David Martin – No comment.

Leslie Eaton – No comment.

Matthew Henahan – It is great to see a full table for the first time in several months.



Glenda Stroud – I did meet with Shannon and meant to write a letter to him and copy it to everybody & Rachel. Instead, I spoke with him in person and let him know that the two reports that he sent in January and February noting what he accomplished were so clear. Shannon would like to plan ahead and make sure he had needed parts on the shelf so they would be easily available.

Robert Kuhl – No comment.

Stan Cook – I also spoke with Shannon and asked him what we are doing wrong and what would you do different? Shannon stated that we have a pool that you cannot run if the pump breaks. He can buy a new motor for \$1,800 or he found a company that will replace the bearings and make the windings and install them for \$400. He added that he would like to have that done and have a pump sitting on the shelf so that when the kiddie pool pump goes out, it can be installed and we are up and running again quickly.

The Open meeting was adjourned at 19:25PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:40PM.

Motion to approve the January 2022 Closed Meeting minutes as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 5-For 0-Against 4-Abstain

The motion to approve the January 2022 Closed Meeting minutes as discussed in the Closed Session was approved.

Motion to approve the March 2022 Closed Meeting minutes as discussed in the Closed Session.

Motion: Leslie Eaton

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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor			X

Vote: 8-For 0-Against 1-Abstain

The motion to approve the March 2022 Closed Meeting minutes as discussed in the Closed Session was approved.

Motion to approve absence for Jennifer Taylor for the March 16, 2022, Board Meeting as discussed in the Closed Session.

Motion: Leslie Eaton 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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor			X

Vote: 8-For 0-Against 1-Abstain

The motion to approve the absences to the March 16, 2022, Board Meeting for Jennifer Taylor was approved.

Motion to write off the \$359.78 per Legal, as discussed in the Closed Session.

Motion: Leslie Eaton 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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For -Against 0-Abstain

The motion to write off \$359.78 per Legal, as discussed in the Closed Session was approved.

### **Comments from the Audience**

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henchan.

The Regular Business Meeting of 16 March 2022 was closed at 19:44PM.

  
Leslie Eaton, Board Secretary

*20 April 2022*  
Date