



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 APRIL 2022
REGULAR BUSINESS OPEN MEETING MINUTES

The second April 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 March 30, 2022 Open Meeting Minutes.

Motion: Robert Kuhl

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: 9-For 0-Against 0-Abstain

The motion to approve the March 30, 2022 Open Meeting Minutes was approved as written.

Vice-President's Report

In 2006, CLCCA entered into a cell tower lease as a way of earning extra money. Per the governing documents, CLCCA cannot legally rent land, so Exxon Development approved a waiver allowing CLCCA to rent the land and CLCCA has been collecting monthly rent checks. Per the termination provision of the cell tower lease, the renter (SBA) may easily terminate the lease with 30-days-notice for economic or technological reasons. However, while it lasts, it is good income for CLCCA, and in 2021 the lease was extended for an additional 25 years through 2053. Now, 16 years later, a new company approached CLCCA to buy out CLCCA's lease in perpetuity. Essentially, they are asking CLCCA to assign their rights as landlord so the company would become the landlord and the property would still be owned by CLCCA.

There is an issue with the proposed tower lease agreement since it states, "in perpetuity." This is like selling the property and per the founding documents, CLCCA cannot sell it. The company came back with an offer of \$280k to change the term length to 370 months to match the current lease's final extension option expiration. After further discussion, the final offer was adjusted to \$310k for a 50-year term.

Motion to accept the tower lease offer at \$310,000.

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 tower lease agreement for \$310,000 was approved.

Treasurer's Report

There is not a checklist due to technical difficulties. As of today, CLCCA had \$123,971.48 in the operating account. We just received a call from Jeff Aboloff letting us know we may get up to 2.4% interest on the renewal of the upcoming CD. It is currently at 1% interest.

Motion to approve the renewal of the \$100,000 CD on April 25 for 2.4% interest rate.

Motion: Glenda Stroud 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 0-Against 0-Abstain

The motion to Approve the renewal of the \$100,000 CD on April 25 for 2.4% interest was Approved.

On March 16, 2022, we did transfer \$25,000 from UBS to cover the heaters. The Shell account was opened when the \$80 fee came into play. At Shell, we transferred \$100,000 to the operations account on 03 November 2021. Thus, \$125,000 has been transferred from those accounts that has not been replaced yet. Also, at the two meetings in March 2021 we had write-offs of \$552.52. We need to keep these in mind.

General Manager's Report

March Collections for past-due assessments was \$10,444. Collections from legal was \$9,918.85. Transfer fees and Re-finance fees were \$11,500. Resale certificates were \$3,900. Total brought in was \$35,762.

Accounts Receivable for March 2022 was \$262,007. Buildium & E-Pay users: 1,845 for 2021. We are up to 453 for 2022 for assessments.

The indoor pool heaters were installed April 11. There was an official requirement by the state to install Carbon Monoxide detectors to the heaters in the pump. The cost was negotiated down to \$1,500 for this since it should have been included in the bid.

Emergency Repairs: There was a water leak at the indoor pool pump and three holes in the fill line were repaired. The pipe is extremely old and there is a quote to have the entire line replaced. It is costing \$5,650 to complete the repair. Most of the concrete will be replaced with sod and concrete will only be placed in front of the doors. The repair can be completed in a day. Right now, we are having to turn the water off and back on at different times of the day because there is not a shut-off valve. The water has to be turned off to the entire facility for repairs.

Motion to Approve the quote of \$5,600 for the water pipe repair.

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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to Approve the water pipe repair quote of \$5,600 for the water pipe repair was Approved.

Elections: We have received two applications for Oakbrook, one application for Oakbrook West, and two applications for Camino South. The deadline to submit applications is 5:00 PM Friday, 22 April 2022. Rachel is trying to schedule a meeting with the election judge and clerk for Monday 25 April 2022. Candidates will be announced on Monday, 25 April 2022.

Recreation: The Easter Egg hunt on 04 April 2022 was a success. There were fifteen vendors and 140 children. Total revenue for the \$3,500 and expenses were \$1,600. The total profit was \$1,900.

The Garage Sale will be held on 30 April 2022. Opening Day Bash is 28 May 2022 from noon to 3PM. We currently have six pool rentals booked and twelve parties booked through the end of July. The City of Webster Summer Camp will, once again, use the Recreation Center outdoor pools from 1-3PM three days a week from 07 June to 20 July 2022. We are now hiring lifeguards and summer camp counselors.

The park bench and table dedication program: The Aquanauts will be dedicating a picnic table and a bench in memory of Harold Johnson. Harold Johnson started the Aquanauts. He passed away recently and these items will be placed at the Oakbrook West pool area.

HPD PIP – Jennifer Taylor

The HPD PIP is finally going back to in-person meetings for May. There is a new commander for the Clear Lake Station, Commander Cruz. They also are going to have a presentation on active shooters. There will be a Drug Take-back event at the Clear Lake substation on 30 April 2022 from 10AM to 2PM. Recycling will resume on at Ellington Field on 14 May 2022. Crime is about the same as it has been. We have had two murders this year in our area for HPD. We only had one murder last year. Non-violent crime is up quite a bit. Burglary of a motor vehicle is up 16% over last year. Burglary of building is up 25% and all auto is up 10%. Theft is down 21%.

ACLC – Matthew Henehan

No meeting. No report.

ARC – Stan Cook

There were a couple of applications that were disapproved by the ARC Committee.

The ARC has a question about the shed, now attached to the garage at 1002 Trowbridge. The size is 10ft x 16ft, which is 60ft over the maximum and it is 10ft high. The ARC committee was wondering if the homeowner had a city permit and they are looking into it.

The property owner at 1425 Neptune is working with the neighbor and his contractor is giving him different variations for lowering the roof and he is going to get back with Stan on it.

The third is an unattached shed at 1107 Montour is going to require a Board variance because it is large. The ARC did not have the overall height at the meeting, but they contacted Stan today with the dimensions – it is 10ft x16ft, which is 60ft over the maximum and it is 10ft high. Stan would like to get more information on it.

The fence at 1114 Montour, is 6ft 6inches tall and will need a variance.

The shopping center at Space Center and Bay Area Blvd, where the Subway and the dentist's office is, would like to put some vertical monument signs. However, one of the signs is on the wrong side of the entrance so if a vehicle is trying to get out on to Space Center, the vehicle cannot see the oncoming traffic. They were requesting a 12ft sign and there are only ten businesses in the center. It was disapproved by the ARC.

Motion to Approve a variance from the Board on 1107 Montour for the 10ft x 16ft x 10ft tall shed.

Motion: Terry Canup

Second: Stan Cook

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

Vote: 0-For 9-Against 0-Abstain

The Motion for the variance from the Board on 1107 Montour for the 10ft x 16ft x 10ft tall shed was disapproved.

Motion for the Board Approve a variance on the fence height for 1114 Montour.

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		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The Motion for the variance on the fence height for 1114 Montour was Approved.

CLCWA – Linda Coblentz

Due to a computer update the meeting was not tuned into.

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

No Meeting. No Report.

Revision of Restrictive Covenants – Stan Cook

No Meeting. No Report. A meeting will be held 04 May 2022.

Trustee Comments

Jennifer Taylor – No comment.

Linda Coblentz – No comment.

David Martin – No comment.

Leslie Eaton – No comment.

Matthew Henehan – No comment.

Robert Kuhl – No comment.

Stan Cook – No comment.

Glenda Stroud – No comment.

The Open meeting was adjourned at 19:33PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:55PM.

Motion to approve the absences for Leslie Eaton, Matthew Henehan, and David Martin for the 10 March 2022 Emergency Meeting as discussed in the Closed Session.

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

Vote: 6-For 0-Against 3-Abstain

The motion to approve the absences for the 10 March 2022 Emergency Meeting was approved.

Motion to approve the credit for \$56 in late fees as discussed in the Closed Meeting.

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	
Glenda Stroud		X	
Jennifer Taylor		X	
David Martin		X	

Vote: 0-For 9-Against 0-Abstain

The motion to approve the credit for \$56 in late fees was not approved.

Motion to write off \$677.46 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		
Glenda Stroud	X		
Jennifer Taylor	X		
David Martin	X		

Vote: 9-For 0-Against 0-Abstain

The motion to write off \$677.46 per Legal as discussed in the Closed Session was approved.

Motion to file suit on the three properties 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		
Glenda Stroud	X		
Jennifer Taylor	X		
David Martin	X		

Vote: 9-For 0-Against -Abstain

The motion to file suit on the three properties as discussed in the Closed Session was approved.

Motion to send the Bonanza property to Legal for foreclosure 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		
Glenda Stroud	X		
Jennifer Taylor	X		
David Martin	X		

Vote: 9-For 0-Against 0-Abstain

The motion to send the Bonanza property to Legal for foreclosure as discussed in the Closed Session was approved.

Motion to approve the 30 March 2022 Closed Meeting minutes.

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		
Glenda Stroud	X		
Jennifer Taylor	X		
David Martin	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the 30 March 2022 Closed Meeting minutes 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 20 April 2022 was closed at 19:59PM.


Leslie Eaton, Board Secretary


Date