



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

18 MAY 2022

REGULAR BUSINESS OPEN MEETING MINUTES

The May 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 - Absent
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud - Absent
- 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 April 20, 2022, Open Meeting Minutes as written.

Motion: David Martin Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the April 20, 2022, Open Meeting Minutes was approved.

The Board examined the contract for the Grant of the Telecom Easement and Assignment of Lease Agreement created by both attorneys.

Motion to approve the Grant of Telecom Easement and Assignment of Lease Agreement as written by the attorneys.

Motion: Terry Canup

Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

Motion to approve the telecom easement agreement as written by the attorneys was approved.

Vice-President's Report

The Vice-President was not present.

Treasurer's Report

The Treasurer was not present. The Treasurer mentioned in her report that we have two CDs coming due this year. She wanted the Board to be aware of this and noted that we should plan on renewing them as they come up because the rates should be going up between now and when they come due.

General Manager's Report

April collections from past due assessments: \$9,302

April collections from Legal: \$15,536. Another \$15,000 was received today.

Transfer Fees & Refinance Fees: \$14,275

Resale Certificates: \$3,900

Total: \$40,013

Accounts Receivables: \$253,500

Indoor Pool Heater Insurance claim: We received a \$10,000 check as a result of the indoor pool heater insurance claim. The cost to replace the unit was \$24,950.

Pool Chemicals: We received a letter from Clearwater Chemicals, who purchases the liquid chlorine and acid from DXI Industries. The prices have increased again to \$3.71/Gal for the liquid chlorine and \$5.85/Gal for acid.

There has been another leak in the diving well. A leak detection company will be out shortly to look for it.

The General Manager is working on the 2022-2023 annual budget and will be reaching out to the committee soon to schedule a meeting.

Friendswood Ranch Donated Properties: We are working with Canady & Canady and hope to see an exemption soon.

The Recreation Yard Sale had 24 families and \$650 was brought in.

We have 20 children signed up for the summer camp and are now interviewing for staff.

The pool party revenue is up for the year. We have seven school parties that are booked, with two this coming Friday.

The following camps will once again use the recreation center pools: Webster Way, Camp Lobo, and Camp Clear Lake. The Clear Lake Stars Swim Team is renting the Krueger Park pool.

Opening Day Bash will be on May 28, 2022, from 12-3pm at the Rec Center.

HPD PIP: Jennifer Taylor was unable to attend the meeting.

ACLC: Matt was unable to attend the meeting. Terry attended the meeting and said the Emergency Management from the City of Houston spoke and stated that they are offering to give training to the CLCCA on emergency management situations. They also discussed the Axiom opening at SpacePort Houston, which is going to bring about 100 jobs.

CLCWA: Linda Coblentz attended the meeting. They put their stamp of approval on the election, saying 2/3 of the voters voted for the Bond. They also had a presentation from the landscape architect planning the amenities for Exploration Green. They were pleased with everything and asked the company to go ahead and do the real rendering. They also recommended hiring a professional fundraiser to find someone to foot the bill.

Architectural Review Committee: They had to have a meeting rescheduled and then did not have a quorum. There will need to be a Special Emergency Board Meeting afterwards to approve a couple of them that need variances. Rachel is trying to schedule the ARC meeting for 6pm and the Board meeting for 7pm.

Budget & Finance: No meeting. No Report.

Bylaws & Policies: No meeting. No Report.

Communications: No meeting. No Report.

Elections: Leslie Eaton shared the results of the Board election as follows:

Camino South:	Oakbrook:	Oakbrook West:
Linda Coblentz: 14	Stan Cook: 20	Jennifer Taylor
Myron Heimlich: 3	LeeBrian Gaskins: 5	(UNCONTESTED)
	Jesse Wallace: 0	

Motion to accept the 2022 CLCCA Trustee Election Results.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion to accept the 2022 CLCCA Trustee Election Results was approved.

Facilities: A utility trailer is needed for moving trees that need to be cut down in the park and to carry a water tank to be able to pressure wash at the parks. The size that they are looking at purchasing was 6'4" x 12'. The cost is \$2,700.

Motion to approve the purchase of the 6'4" x 12' trailer.

Motion: Robert Kuhl

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the purchase of the 6'4" x 12' trailer was approved.

The facilities committee also discussed the purchase of a Hammerhead Pool Cleaner. It is one of the most efficient commercial pool cleaners on the market. We currently have one, but it is very old and wearing out. We need to purchase another unit that we can keep here on the premises while the other unit travels pool to pool. The cost is \$1,836.75.

Motion to approve the purchase of the Hammerhead Pool Cleaner.

Motion: Robert Kuhl

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the purchase of the Hammerhead Pool Cleaner was approved.

The indoor pool exhaust fan and LED light repairs. We are down to only one working exhaust fan. These are extremely old. The cost for repairing the fans is \$4,886. The cost for the LED light fixtures is \$1,950 and the cost for the lift rental is \$1,812. We need to get these replaced and repaired.

Motion to approve the purchase of the indoor pool exhaust fans, replacement LED lights, and lift rental for \$4,886, \$1,950, and \$1,812 respectively.

Motion: Robert Kuhl

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the purchase of the indoor pool fans, replacement LED lights, and lift rental was approved.

Rachel tabled the discussion on the Everest Ice contract because of changes in the contract.

There are eight pine trees along the Rutledge Park pool fence that need to be removed. The quote was originally for eleven pine trees, costing \$3,500. Rachel would prefer to remove only eight pine trees, those closest to the baby pool and the front of the pool that drop pine needles into the pool. Terry asked that we replace the pine trees with another type of plant at a later date to maintain the park.

Motion to approve the removal of eight pine trees at the Rutledge Park pool.

Motion: Robert Kuhl

Second: Jennifer Taylor

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the removal of eight pine trees at the Rutledge Park pool.

Personnel: No meeting. No report.

Special Committee Revision of Restrictive Covenants:

Discussions included: the property maintenance (yard, fencing, gutters), window coverings, broken blinds, no storage of clutter or debris of any sort. Boats & boat trailers in public view, jet skis in public view, recreational vehicles, pop-up campers, and also the storage of these items in the back yard. Also, Air B&Bs and VRBOs. There are a lot of homes where people are using them as Air B&Bs, etc. Basketball goals, and even livestock. Trash cans in public view. Storage & utility trailers in public view. Another concern is running a business out of a home. The issue with the concrete brick wall along Bay Area Blvd. Mailboxes and fencing for back yards along Exploration Green. The fence height – 8 foot including the rot board. Yard & garage sales. Playground equipment of any sort needs to be screened from public view. Storage of BBQ equipment of any sort also needs to be screened from view. No window, rooftop, or wall AC units can be visible to the street at all. Permanent hours of construction: 7am to 7pm. Solicitation permits.

Our next step is to develop an initial postcard and an email blast to invite the property owners in Oakbrook to give specific input on the current deed restrictions and to join a volunteer committee.

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.

Terry Canup – No comment.

The Open meeting was adjourned at 19:35PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:47PM.

Motion to approve the credit request as discussed in the Closed Session.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 0-For 7-Against 0-Abstain

The motion to approve the credit request as discussed in the Closed Session failed.

Motion to file the lien on the commercial property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to file the lien on the commercial property as discussed in the Closed Session was approved.

Motion to file suit on the 11 properties 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	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	ABSENT		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to file suit on the 11 properties as discussed in the closed session was approved.

Motion to write off the \$326.75 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	ABSENT		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	ABSENT		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to write off \$326.75 per Legal, as discussed in the Closed Session was approved.

Motion to approve the Closed Meeting minutes from 20 April 2022.

Motion: Leslie Eaton

Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Closed Meeting minutes from 20 April 2022 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 18 May 2022 was closed at 19:49PM.


Leslie Eaton, Board Secretary


Date