



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
15 JUNE 2022
REGULAR BUSINESS OPEN MEETING MINUTES

The June Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice-President Stan Cook at 19:00 p.m.

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

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

Comments from the Audience

There were no comments from the audience.

Motion to approve May 18, 2022, Open Meeting Minutes as written.

Motion: Stan Cook Second: Robert Kuhl

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

Vote: 4-For 0-Against 2-Abstain

The May 18, 2022, Open Meeting Minutes could not be approved due to a lack of a quorum.

The May 26, 2022, Open Meeting Minutes could not be approved due to a lack of a quorum.

Vice-President's Report

There will be a Trustee Orientation Meeting on 30 June 2022 at 3:00PM.

The Water Authority / Exploration Green sent out a letter stating that if you mow Exploration Green it will be treated as vandalism. Native grasses were planted, which include dandelions, which will blow into people's yards. When the grass gets extremely high behind some homes, it is likely that someone will pull together a class action lawsuit. It was Stan's understanding that the native grasses were supposed to be no greater than 10" high. There are some grasses near homes that are 4' high.

Treasurer's Report

We have 2 CDs that are coming due – one on the 30th of June and the other in November. Glenda will contact Jeff Aboloff next week to remind him. If the interest rates are going back up, he will go on the board and reserve a CD that is good and will pay it when ours comes due.

General Manager's Report

May collections from past due assessments: \$9,884

May collections from Legal: \$12,862

Transfer Fees & Refinance Fees: \$6,700

Resale Certificates: \$650

Total: \$30,096

Accounts Receivables: \$248,176.85

All 2022 assessments were mailed and also emailed to those for whom we had email addresses.

We are getting several phone calls from people who sold their home and CLCCA was left out of the closing. We are having to research information on it and then we will have to charge the new owner the \$200 Transfer Fee. Most of the problems are with the condos. The management certificate is there to assist realtors and title companies as to who is within CLCCA's boundary. Several owners do not realize that they have two associations

and that is where the problem is.

The Budget & Finance committee has budgeted for the newsletter to be mailed out and emailed out. We can save some money by emailing out the July Newsletter.

Motion to send the July Newsletter out via email.

Motion: Stan Cook Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The motion to send out the July Newsletter by email was approved.

We are seeing an increase in vandalism at the Krueger Park pool as well as the Rutledge Park pool. Last week on Saturday night, someone cut the chain off of the fence at Camino South. When the lifeguards arrived on Sunday there were party cups and plates everywhere. The Constables have added extra patrols for both parks. Cameras have also been installed.

The 9 trees around the Rutledge park pool were removed and the mulch is being placed in the park. We have been cautioned by HPD to find plants that will not obstruct the view or give vandals a place to hide.

We are beginning to repair the Krueger Park pool house. The pool house has termites and is falling apart. Rachel is discussing options with Shannon.

The Recreation Center has seen an increase in skunks and possums. Traps have been put out and several were caught.

The Recreation Department is in full swing with aquatics, camp, classes, gym rentals, party rentals, and pool rentals. This is a very busy time for us. We are still short-staffed for lifeguards and camp counselors. Everyone, including the City of Houston, is short-staffed. Several communities around us, including the City of Houston, are closing their pools.

Lifeguards must be 15 year and older. The pools at Camino South and Meadowgreen are only open on Saturday & Sunday from 1-6PM due to the shortage.

The 6-week Summer Camp is in progress. We are trying to hire additional staff to allow for additional camper spots.

Opening Day Bash was May 28th. Revenue collected: \$385. The Lunar Landing Fun Run will be in July. We are discussing a Boo Dash to be held here in coordination with Exploration Green Fall event and our Fall Festival.

The Stars Swim team is renting out the pool for the month of June. They also have two swim meets scheduled here at the outdoor pool.

HPD PIP: The PIP meeting will be held next week.

ACLC: Both Matt and Terry were absent.

CLCWA: Linda Coblentz attended the meeting. The meeting was cancelled last week for lack of a quorum. It was rescheduled for last night. They approved a contract for their upgraded customer service software. Everything else was routine. The bond election was approved by 2/3 of the voters. There also were questions about how our splash pad was doing. In Austin, a freshwater splash pad like ours (no chlorination, just fresh water) had an amoeba in the water. The State of Texas is taking a closer look at these splash pads like ours, so we are looking at having it tested for peace of mind. If the pipes are turned off, like ours in the winter months, there may be something lurking in the pipes. There are plenty of places to have the water tested at and we will have ours tested. Apparently, the water with the amoeba is safe to drink and it will not affect you, but the issue arises when it is inhaled and you get it into your nasal cavities that it becomes an issue.

Architectural Review Committee: Items included a driveway and sidewalk that was approved. Roof, shingles and exterior paint – approved. A fence was disapproved because the committee didn't know whether they wanted a 6'6" with a rot board (which needs a variance) or a 6' fence without a rot board. A request for solar panels was approved. There is a monument sign for 600 Gemini, which is over the maximum and needs a variance from the board.

Motion to approve the ARC variance for the monument sign for 600 Gemini.

Motion: Stan Cook Second: Robert Kuhl

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

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

Vote: 6-For 0-Against 0-Abstain

The motion to approve the ARC variance was approved.

Budget & Finance: The Budget & Finance committee met June 9, 2022. Some items that appear to be deleted from the budget actually are combined with other items for efficiency. We also no longer have to do the 401K or life insurance, and several other items are deleted.

Motion to accept the FY2023 Preliminary Operating Budget as presented by the Budget & Finance Committee.

Motion: Glenda Stroud Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The motion to approve the FY2023 budget was approved.

Bylaws & Policies: No meeting. No Report.

Communications: No meeting. No Report.

Elections: The winners of the election were reviewed:

Camino South: Linda Coblentz

Oakbrook: Stan Cook

Oakbrook West: Jennifer Taylor

Facilities: The attorney is reviewing the Everest Ice contract to assure that if we are making changes to our property where this is going, in the event they pull out, how will they be liable to put our property back to the original condition. This is a new franchise

company. If THEY cancel or pull out, how will THEY pay to return our property the way it was. This motion will be tabled until the attorney is finished reviewing it.

Tower Buyout – It is proceeding and the attorney has been reviewing the contract. Signatures are needed from Stan Cook & Leslie Eaton tonight.

Personnel: No meeting. No report.

Special Committee Revision of Restrictive Covenants:

We have been discussing using Every Door Direct Mail. We need to have graphics that will get the attention of the homeowners. We will have another meeting soon.

Trustee Comments

Jennifer Taylor – No comment.

Linda Coblentz – The electricians are finished and need to repair the doors that they broke. It is extremely loud in the indoor pool with the fans running. You cannot hear well when they are all on. Rachel noted that there was only one fan running in the past and now there are two fans running. The fans can be turned off during classes but will need to be turned back on if it gets hot. We can no longer open the sliding doors for cooling due to code. Rachel noted that people are entering the indoor pool area for classes through the outside door. No one should be able to enter the indoor pool area from the perimeter doors for safety and this too is per code. The State does not want a child running in there and falling into the pool. Everyone has to go into the pool through the gym entrance.

Robert Kuhl – The Brightview crew is the most efficient crew that I have seen. I am very impressed.

Leslie Eaton – No comment.

Glenda Stroud – No comment.

Stan Cook – Thank you for coming.

Comments from the Audience

Myriam Rizzi lives in Oakbrook. She thanked the board for their service. She attended the meeting as she is curious about what is going on in the community. There are two things she brought to the board's attention. There is a non-profit called Trees for Houston that actually gives out trees for free. It is just a web forum to apply online and they will supply free trees. Myriam stated she checks the website every now & then, but we have a social media page, a Facebook page that isn't updated and hasn't been updated since 2019. The page for the Recreation Center is updated but the page for the Community Association isn't updated. Rachel explained that we are locked out of the Association Facebook page and it has been difficult in working with Facebook to get us back into it. Therefore, the only page CLCCA has is the current one.

The Open meeting was adjourned at 19:49PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:19PM.

There was not a quorum to approve the May 18 Closed Meeting Minutes or Trustee absences.

Motion to move the commercial property on Bay Area Blvd to Legal for uncured deed restrictions 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	ABSENT		
Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 0-Abstain

The motion to move the commercial property on Bay Area Blvd to Legal for uncured deed restrictions as discussed in the Closed Session was approved.

Motion to move the property on Festival to Legal for uncured deed violations 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	ABSENT		
Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 0-Abstain

The motion to move the property on Festival to Legal for uncured deed violations as discussed in the Closed Session was approved.

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

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 0-For 6-Against 0-Abstain

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

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

Motion: Leslie Eaton Second: Jennifer Taylor

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

Vote: 0-For 6-Against 0-Abstain

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

Motion to file suit on the 18 properties and file a writ of execution on the Baywind Condo property 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	ABSENT		

Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 0-Abstain

The motion to file suit on the 18 properties and file a writ of execution on the Baywind Condo property as discussed in the Closed Session was approved.

Motion to not hold a Board Meeting on 29 June 2022 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	ABSENT		
Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 0-Abstain

The motion to not hold a Board Meeting on 29 June 2022 as discussed in the Closed Session was approved.

Motion to reseal the newly re-elected trustees Stan Cook from Oakbrook, Jennifer Taylor from Oakbrook West, and Linda Coblentz from Camino South.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The motion to reseal the newly re-elected trustees Stan Cook for Oakbrook, Jennifer Taylor from Oakbrook West, and Linda Coblentz from Camino South was approved.

Vice-president Stan Cook thanked the trustees for their service on the Board and to the community.

The newly re-elected trustees read the oath of office together.

Stan Cook was nominated to be President of the Board.

Motion: Leslie Eaton

Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

Stan Cook was voted in as President of the CLCCA Board.

Terry Canup was nominated to be Vice-President of the Board.

Motion: Stan Cook

Second: Jennifer Taylor

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

Vote: 6-For 0-Against 0-Abstain

Terry Canup was voted in as Vice-President of the CLCCA Board.

Glenda Stroud was nominated to be Treasurer of the Board.

Motion: Robert Kuhl

Second: Linda Coblentz

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

Vote: 6-For 0-Against 0-Abstain

Glenda Stroud was voted in as Treasurer of the CLCCA Board.

Leslie Eaton was nominated to be Secretary of the Board.

Motion: Stan Cook Second: Jennifer Taylor

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

Vote: 6-For 0-Against 0-Abstain

Leslie Eaton was voted in as Secretary of the CLCCA Board.

Motion to appoint the President, Vice President & Treasurer to be account signatories on BOA, Shell FCU, and UBS accounts.

Motion: Stan Cook Second: Jennifer Taylor

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

Vote: 6-For 0-Against 0-Abstain

The motion to appoint the same officers to be account signatories on the bank accounts and investment account was approved.

Motion to re-appoint the ARC committee members: Juan Garriga and Paul Irvin.

Motion: Leslie Eaton Second: Stan Cook

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

David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 0-Abstain

The motion to re-appoint the ARC committee members: Juan Garriga and Paul Irvin was approved.

Motion to re-appoint the Revision of Restrictive Covenants committee members: Stan Cook, Leslie Eaton, Linda Coblentz, and Jennifer Taylor.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The Motion to re-appoint the Revision of Restrictive Covenants committee members: Stan Cook, Leslie Eaton, Linda Coblentz, and Jennifer Taylor was approved.

New committee assignments will be made by the President at the next meeting

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 15 June 2022 was closed at 8:34PM.


Leslie Eaton, Board Secretary


Date