



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

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

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

- President – Stan Cook
- Vice-President – Terry Canup
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- David Martin
- Jennifer Taylor
- Matthew Henahan - Absent
- Bob Kuhl - Absent

Rachel Morales, the General Manager, was absent.

Comments from the Audience

There were no comments from the audience.

Motion to approve the 26 May 2022 Open Meeting Minutes as written.

Motion: Terry Canup Second: David Martin

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 26 May 2022 Open Meeting Minutes was approved.

Motion to approve the 15 June 2022 Open Meeting Minutes as written.

Motion: Jennifer Taylor Second: Terry Canup

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 15 June 2022 Open Meeting Minutes was approved.

President's Report

The Committee Assignments are in the packets for approval.

Motion to approve the 2022-2023 Committee Assignments as discussed.

Motion: Terry Canup Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the 2022-2023 Committee Assignments was approved.

Vice-President's Report

The Vice-President noted that he likes the new table layout and would like to continue it for some more time.

Treasurer's Report

We had a CD mature June 25. The Next CD will mature in November.

The payment for the Tower Agreement was deposited on 13 July 2022 and will clear on Friday into savings. It will then be put into Shell or UBS Money Market to keep below the \$250K FDIC. In June we paid out \$12,000 to Canady & Canady, PC for the 2020-2021 audit.

General Manager's Report

We are working on getting an exemption on taxes for the Friendswood Ranch property.

Summer Camp – The camp inspector came out on 15 July 2022 and notified us that the TX Department of State Health Services now requires us to offer two hazardous activities in order to receive a license for Day Camp. They are looking at offering archery or another type of ropes course that comes with a certified trainer. If we do not have two hazardous activities, we will have to obtain a license for Daycare, which requires more regulations to pass inspection.

The Attorney reviewed the Everest Ice agreement and made changes, which the Owners are good with.

Motion to approve the Everest Ice agreement as written.

Motion: David Martin

Second: Linda Coblentz

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Everest Ice agreement was approved.

June collections from past due assessments: \$12,018

June collections from Legal: \$1,862

Transfer Fees & Refinance Fees: \$9,925

Resale Certificates: \$3,325

Total: \$27,094

Accounts Receivables: \$263,937.82

Assessments were due 01 July 2022. Late fees will be applied on 01 August 2022.

HPD PIP: The August PIP meeting will go back to Zoom due to increased positive Covid cases in Houston. Road rage also has increased in the Houston area. We also are seeing an increase in the number of “sliders” at gas stations. These are individuals who will pull up next to your vehicle while you are pumping gas or in the store and will steal your purse.

They discussed the Homeless Outreach Team (HOT) and the work they are doing to help those living on the street

ACLC: No meeting. No report.

CLCWA: Major topics included a major sanitary sewer break in Middlebrook and issues with water line breaks in the near-drought conditions that we are experiencing. CLCWA is pumping in over 1,000,000,000 gallons of water to keep the reservoirs at a level needed.

Architectural Review Committee:

Motion to approve the shed for the home on Woodhorn Dr.

Motion: Stan Cook Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the ARC shed on Woodhorn was approved.

Motion to approve the fence for the home on Woodhorn Dr.

Motion: Jennifer Taylor Second: David Martin

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

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the fence for the home on Woodhorn was approved.

Motion to approve the 6'6" fence for the home on Heathgate Dr.

Motion: Terry Canup Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the 6'6" fence for the home on Heathgate was approved.

Budget & Finance: The Budget & Finance committee recommends using Crystal Chang as our audit representative.

Motion to approve using Crystal Chang, CPA as our audit representative for next year.

Motion: Glenda Stroud Second: Terry Canup

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve using Crystal Chang, CPA as our audit representative for 2022-2023 was approved.

Bylaws & Policies: No meeting. No Report.

Communications: No meeting. No Report.

Elections: No meeting. No Report.

Facilities: No meeting. No Report.

Personnel: No meeting. No report.

Trustee Comments

Stan Cook – No comment.

Glenda Stroud – No comment.

Linda Coblentz – No comment.

Leslie Eaton – No comment.

David Martin – No comment.

Jennifer Taylor – No comment.

Terry Canup – No comment.

The Open meeting was adjourned at 20:18PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:18PM.

Motion to approve the 18 May 2022 Closed Meeting Minutes.

Motion: Leslie Eaton Second: Linda Coblentz

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 18 May 2022 Closed Meeting Minutes was approved.

Motion to approve the 15 June 2022 Closed Meeting Minutes.

Motion: Leslie Eaton Second: Linda Coblentz

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

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 15 June 2022 Closed Meeting Minutes was approved.

Motion to approve the 18 May 2022 absences.

Motion: Leslie Eaton Second: David Martin

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 18 May 2022 absences was approved.

Motion to approve the 15 June 2022 absences.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 15 June 2022 absences was approved.

Motion to approve the 26 May 2022 absences.

Motion: Jennifer Taylor Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		

Linda Coblentz	ABSTAIN		
Stan Cook	ABSTAIN		
Leslie Eaton	X		
Matthew Henehan	ABSENT		
Robert Kuhl	ABSENT		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 5-For 0-Against 2-Abstain

The motion to approve the 26 May 2022 absences was approved.

Motion to approve filing suit on the two properties at Legal for uncured deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve filing suit against the two properties at Legal for uncured deed violations was approved.

Motion to write off \$123.15 due to a foreclosure 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	ABSENT		
Robert Kuhl	ABSENT		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to approve writing off \$123.15 due to foreclosure was approved.

Motion to move forward with the counteroffer as advised by Legal and to write off the difference 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	ABSENT		
Robert Kuhl	ABSENT		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to move forward with the counteroffer advised by Legal and to write off the difference as discussed in the Closed Session was approved.

Motion to proceed with filing suit on 3 properties 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	ABSENT		
Robert Kuhl	ABSENT		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to proceed with filing suit against 3 properties as discussed in the Closed Session was approved.

Motion to approve the credit request for the property 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	ABSENT		
Robert Kuhl	ABSENT		
David Martin		X	
Glenda Stroud		X	

Jennifer Taylor		X	
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Vote: 0-For 7-Against 0-Abstain

The motion to approve the Credit Request for the property as discussed in the Closed Session was not approved.

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 20 July 2022 was closed at 8:27PM.


Leslie Eaton, Board Secretary


Date