



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
17 AUGUST 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
- Matthew Henehan
- Robert Kuhl
- David Martin
- Jennifer Taylor
- Rachel Morales, General Manager

The Open meeting was adjourned at 19:01PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:49PM.

Comments from the Audience

There were no comments from the audience.

Motion to approve the July Trustee absences.

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: 7-For 0-Against 2-Abstain

The motion to approve the July Trustee absences was approved.

Motion to table the Meadowgreen DRV until after the election.

Motion: Leslie Eaton

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 table the Meadowgreen DRV until after the election was approved.

Motion to move six accounts to Legal for collections.

Motion: Leslie Eaton

Second: Stan Cook

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 move six accounts to Legal for past due collections was approved.

Motion to move forward on filing suit on the Richvale property as discussed in closed.

Motion: Leslie Eaton

Second: Jennifer Taylor

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 move forward on filing suit on the Richvale Property was approved.

Motion to approve the July Closed meeting minutes as amended.

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: 7-For 0-Against 2-Abstain

The motion to approve the July Closed meeting minutes as amended was approved.

President's Report

Motion to not hold a Board meeting on 31 August 2022.

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 not hold a Board meeting on 31 August 2022 was approved.

Treasurer's Report

The UBS account and the Shell account reflect the deposits and movements of the tower cell lease. \$100,000 went to the UBS Money Market account, giving us a \$188,000 balance. Jeff Aboloff recommended moving \$150,000 into a CD, which is drawing interest. When the other payment came in, we now have \$136,000. We still have \$200,000

in the Shell Money Market, which we will use to move money as needed to Bank of America.

There are two amendments to the July Open Meeting Minutes: David Martin seconded the ARC motion to approve the shed for the home on Woodhorn Dr. Matthew Henehan and Robert Kuhl will be added to the top of the minutes annotating that they were absent from the meeting.

Motion to approve the July Open meeting minutes as amended.

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: 7-For 0-Against 2-Abstain

The motion to approve the July Open meeting minutes as amended was approved.

General Manager's Report

July collections for past due assessments: \$2,233.

July collections from Legal: \$1,826.

Transfer fees and refinance fees: \$11,125.

Resale certificates: \$1,950

Total: \$17,134

Accounts Receivables: \$408,053.20

City of Houston pool inspection was 01 August 2022. All of the pools passed except for the Krueger Park pool. The pool was fine, but the inspector did observe a part of the fence with damage that created a gap larger than 4". Shannon repaired it and the pool then passed inspection. We were charged a re-inspection fee.

We are working to obtain quotes for re-plastering several of the pools. We were told last year and this year that not having the pools re-plastered soon could hinder the inspections. It has been quite some time since the pools have been re-plastered.

We currently have ten lifeguards on staff. Some are weekend only due to school schedules. We are trying to keep the outdoor pool open Thursday through Sunday, but lifeguard availability is low. We have been reaching out to the community and advertising on social media, trying to get more for the fall season. We may need to offer lifeguard classes at a reduced fee with an agreement that they work for us for a set period of time.

The indoor pool is now open 12-6PM on weekends to accommodate a larger flux of lap lane swimmers.

As of 03 August, we have nine party rentals for August and 4 party rentals for September.

Now that summer camp is over, Shannon and Philip are in the process of repainting the rental rooms to make them look nicer.

Summer camp is over and we spoke with the Department of State Health Services and we are looking at a ropes course or archery for next year. Both activities will be offered by a third party that is trained and insured in these activities. We must offer one of these activities at least once over the summer to comply with the state requirements. If we do not offer a “hazardous” activity, we would be required to obtain a day care license.

There will be a new weekend water aerobics class starting in September.

The Lunar Landing Race was a huge success with over 300 runners and no injuries. Running Alliance donated \$1,000 to CLCCA.

We are in communication with Exploration Green for the big Fall Festival, Boo Dash Fun Run, and Glow on the Green event that will be held here on Saturday, 29 October 2022. Sponsors and vendors are welcome. HPD has confirmed Trunk or Treating for their local department. We have already received a \$300 donation from HEB for the event.

The Fall Yard sale is scheduled for Saturday, 24 September 2022.

Assessments were due 01 July 2022 and late fees were applied 01 August 2022.

The Everest ice machine was supposed to be delivered this Friday, but it did not make it.

HPD PIP: Nobody was able to attend the meeting.

ACLC: They are still meeting via Zoom and they are debating whether they want to go back to live meetings, but they have not made a decision. City Councilman Sally Alcorn

was the speaker and said that crime in Houston has suffered a big jump, especially in violent crime. Robbery has gone up because of the catalytic converter thefts. Her reasoning was that they only had 5,100 officers to handle the entire city. They have initiated a \$4,000 signing bonus to try to get more recruits. They are competing with Kroger, who is offering a \$6,000 signing bonus. Harris County is going to try to run a \$1.2 billion dollar bond issue through this fall, which will add to our taxes. The county is offering HOAs (which we are not) cameras for them to tie into so they can look around the area. Dave Martin only asked for six cameras for our area.

Architectural Review Committee:

No meeting because only one person was there. Myriam Rizzi has volunteered to serve on the Architectural Review Committee.

Motion to approve appointing Myriam Rizzi to serve on the ARC.

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 appointing Myriam Rizzi to serve on the ARC was approved.

CLCWA: We are probably looking at a rate increase, but it was only mentioned in passing. Although they stated that there would be no increase in taxes, there was never any mention of no increase in rates. Terry Canup added that they are 95% done with phase 3 and it will be completed by October.

Budget & Finance: No meeting. No Report.

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.

Special Committee Revision of Restrictive Covenants: : No meeting. No report.

Trustee Comments

Stan Cook – No comment.

Terry Canup – No comment.

Glenda Stroud – No comment.

Jennifer Taylor – No comment.

Matthew Henahan – It is great to see all of you.

Linda Coblenz – No comment.

David Martin – No comment.

Leslie Eaton – No comment.

Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henahan.

The Regular Business Meeting of 17 August 2022 was closed at 8:24pm.


Leslie Eaton, Board Secretary


Date

