



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
21 SEPTEMBER 2022
REGULAR BUSINESS OPEN MEETING MINUTES**

The September 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
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- Matthew Henahan
- Robert Kuhl
- David Martin
- Jennifer Taylor
- Rachel Morales, General Manager

ABSENT:

- Vice-President – Terry Canup

The Open meeting was adjourned at 19:00PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:25PM.

Motion to approve the 30 June 2022 Open meeting minutes as written.

Motion: Stan Cook

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 7-For 0-Against 1-Abstain

The motion to approve the 20 June 2022 Open meeting minutes as written was approved.

Motion to approve the 17 August 2022 Open meeting minutes as written.

Motion: Stan Cook Second: David Martin

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve the 17 August 2022 Open meeting minutes as written was approved.

Treasurer's Report

We may have to use some of the Reserves to repair the Meadowgreen pool building.

General Manager's Report

May collections for past due assessments: \$29,801.

May collections from Legal: \$27,037.

Transfer fees and refinance fees: \$9,150.

Resale certificates: \$3,650

Total: \$69,636

Accounts Receivables: \$398,239

Pool Drains: In order to comply with the Virginia Graham Baker Pool and Safety Act, we must update all the expiring pool drain covers. Three providers were requested for a quote. Warner Pools was the only company that responded with a quote. A motion is needed to approve this expense of \$4,021.49.

Motion to approve \$4,021.49 to Warner pools to replace the pool drain covers.

Motion: Stan Cook Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
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Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve \$4,021.49 to Warner pools to replace the pool drain covers was approved.

A motion is needed to approve the expense of \$4,767 for the October Newsletter. The newsletter is being sent out four times per year. Twice a year in paper form by mail and the other two times by email only.

Motion: Jennifer Taylor

Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve \$4,767 for the October newsletter was approved.

The Everest Ice Machine was delivered on August 12. There are several different ways they are trying to connect the pipe to the back room. They have changed plumbers and are supposed to be out this week. The issue is that it has drain water/condensate that must be put into a sanitary sewer and the plumbers need to tunnel under the building to get to the bathroom to connect to the pipes.

The insurance renewal documents were completed. The quotes will be presented at the October meeting for approval.

Saturday 24 September is the Community-wide Yard Sale. 20 Slots have been booked. Saturday 29 October is the Fall Festival. We are joining forces with the Glow on the Green event. There currently is four sponsors and ten vendors.

We are still looking for more lifeguards to work the morning and afternoon shifts at the Rec Center. We introduced a new Saturday morning aquatic aerobics class.

Room Rentals are up for the month. We are currently working with the Coast Guard about reserving the outdoor pool diving well for several months.

HPD PIP: The Crime Suppression Team (CST) presented at the meeting. They are working to apprehend the catalytic converter thieves, vehicle break-ins, and the Kia and Hundai thieves. These vehicles can be hotwired using a USB and the vehicle manufacturers do not have a fix for it yet.

ACLC: Did not attend.

Clear Lake City Water Authority: The CLCWA failed to meet on the usual day.

ARC: There are two variances:

Motion to approve the variance for 511 Chedworth.

Motion: Stan Cook

Second: David Martin

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve the variance for 511 Chedworth was approved.

Motion to approve the fence variance for 202 Woodcomb & 2010 Fairwind.

Motion: Stan Cook

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve the variance for 202 Woodcomb & 2010 Fairwind was approved.

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.

Robert Kuhl – I am tickled pink to be here.

Linda Coblentz – I am looking at ways to raise money for us – having a restaurant week in our area.

Matthew Henehan – No comment.

Leslie Eaton – No comment.

Jennifer Taylor – National Night Out is October 4th.

Glenda Stroud – No comment.

David Martin – No comment.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 20:00PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:26PM.

Motion to approve the 17 August 2022 Closed Meeting Minutes.

Motion: Stan Cook Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to approve the 17 August 2022 Closed Meeting Minutes was approved.

Motion to release the Meadowgreen property from Legal 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	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to release the Meadowgreen property from Legal was approved.

Motion to approve the write-offs per Legal totaling \$2,893.13 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	X		
Robert Kuhl	X		
David Martin	X		

Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the write-offs per Legal totaling \$2,893.13 as discussed in the Closed Session was approved.

Motion to move the Runswick property to Legal for deed violations as discussed in the closed session.

Motion: Leslie Eaton

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to send the Runswick property to Legal for deed violations as discussed in the closed session was approved.

Motion to move the Voyager property to Legal for a combo suit as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to move the Voyager property to Legal for a combo suit as discussed in the Closed Session was approved.

Motion to move the Seawolf property to Legal for a combo suit as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
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: 8-For 0-Against 0-Abstain

The motion to move the Seawolf property to Legal for a combo suit as discussed in the Closed Session was approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 21 September 2022 was closed at 8:30PM.


Leslie Eaton, Board Secretary


Date