



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
19 OCTOBER 2022
REGULAR BUSINESS OPEN MEETING MINUTES

The October 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 Henahan
- Robert Kuhl
- David Martin
- Jennifer Taylor
- Rachel Morales, General Manager

Neil Z. Plat requested to speak regarding the large workroom /shed that his neighbor had built on the property line. The shed was about 13 ft high and covered half the length of the property line. You are going to vote this evening on an architectural change to our neighbors building that they built. After working with the Architectural committee, they have lowered their roof to 9.5 – 10ft ft high and about 10 ft long. Per the rules that the Board voted on a year ago, 8 ft. is the limit. Per the deed restrictions, it has to be 5 ft. from the fence. This building has air conditioning, underground power, indoor & outdoor lighting so he can run his business and his hobby. Please consider when you vote on this, to consider the policies as you voted on them last August.

Terry Canup thanked Mr. Plat for bringing a plat to the discussion for the Board.

Motion to approve the 21 September 2022 Open meeting minutes as written.

Motion: Robert Kuhl

Second: David Martin

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		

Stan Cook	X		
Leslie Eaton	X		
Matthew Henchan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

The motion to approve the 21 September 2022 Open meeting minutes as written was approved.

President's Comments

The ice machine project is still waiting on the City of Houston. And I wish they would mow the grass. I am tired of the emails and phone calls.

Treasurer's Report

At the bottom of the first page of the checklist, we have almost \$395,900 that we are owed for assessments and late charges. Most likely next week we are going to have to move cash from Shell, but we do not know how much. The write offs are \$2,893.13.

General Manager's Report

September collections for past due assessments: \$16,808.

September collections from Legal: \$8,218.

Transfer fees and refinance fees: \$10,425.

Resale certificates: \$2,675

Total: \$38,126

Accounts Receivables: \$395,901

A special thanks to Nef Trejo and other volunteers he recruited for beautifying the monument signs in late September.

Pool Drains: The pool drain covers were replaced and certificates issued.

Justin's Tree Service removed five pine trees from Rutledge Park in early October. They were dead due to the Pine Beetles. They had to be removed or they would continue to spread to surrounding trees. They also sprayed the surrounding trees as well.

Ice Machine. The owner is waiting on the City of Houston for permits to come in.

The insurance renewals increase last year was \$148,805, this year was \$162,724. There is an umbrella policy, flood policy, crime policy, and the financing. We will need to sign a waiver if we do not take the terrorism policy. We also have the additional cyber insurance, but the

information has not come in yet. Our insurance agent is saying a lot of HOA/POAs are getting hit hard with cyber crime. The total cost on the flood insurance for current coverage is \$11,348.

A motion to accept the current flood insurance bid, accept the other standard insurance policies for \$148,805 and the financing.

Motion: Terry Canup

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 \$148,805 for the standard insurance policies, other standard flood insurance policies and the financing was approved.

AFC Urgent care is planning to open at 2402 Bay Area Blvd near Space Center Blvd. later this year. He plans to be very involved with CLCCA advertizing and sponsorship. He will even help out with our camp if a child gets injured.

Saturday 29 October at 5:00 p.m. is the Fall Festival. We joined forces with the Glow on the Green event and Running Alliance. There currently is 4 sponsors and 13 vendors, petting zoo, train, inflatable interactives, and 300+ pumpkins. A haunted house was donated to us by Ineos. This is going to be one of our biggest events that we have ever had here because we are combining the Glow on the Green with the Fun Run and our Fall Festival. The Boo Dash already has over 300 people signed up and he is expecting over 400.

The Yard Sale had 26 families participate and it brought in over \$600. It was one of our best ever.

We started new scheduling with the local scuba and dive schools to rent the pools to do their student certifications.

Karla Bowling purchased a bench for the Royal Park several months ago. It finally came in and she dedicated it to her husband Travis William Arthur. This bench was installed this week under the pavilion at Royal Park as she requested.

HPD PIP: It was standing room only at the PIP meeting. People are very upset about the crime in our city. The murder rate from January through mid-October was three but there was one last night. Crime is still up but not taking an increase like previous months. Vehicular burglary and catalytic converter crimes are up. The environmental investigation unit spoke last night about illegal dumping. Tires are a big problem for residents. They will take up to 4 tires during heavy trash. If you set the tires out, there is one truck for the entire area and when it gets full, they will just leave the tires there. Furniture dumping also is a big problem. Drug take back is at the Clear Lake Station on 29 October from 10am – 2pm.

ACLC: There was no meeting.

Clear Lake City Water Authority: The public hearing about the tax rate was the most interesting part of the meeting. Nobody came so they just approved it as is. We are up to 26¢ per \$100.

Budget & Finance: The committee discussed increasing the real estate transfer fees. If the Transfer Fee is increased from \$225 to \$375 the budget would increase from \$135,000 to \$201,000. If the transfer fee is increased from \$225 to \$400, the budget would increase from \$135,000 to \$214,000 income.

Motion to increase the Transfer Fee from \$225 to \$400.

Motion: Terry Canup

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 increase the Transfer Fee from \$225 to \$400 was approved.

Motion to approve the revised budget with increase the Transfer Fee from \$225 to \$400.

Motion: Terry Canup

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: 9-For 0-Against 0-Abstain

The motion to approve the revised budget with the Transfer Fee increase from \$225 to \$400 was approved.

Bylaws & Policies: Most of the changes have to do with the date and minor administrative changes. The Bylaws & Policies committee approved all of the changes to present to the Board.

Motion to approve all of the Policy Changes as presented to the Board by the Bylaws & Policies Committee.

Motion: Terry Canup

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: 9-For 0-Against 0-Abstain

The motion to approve the Policy Changes as presented to the Board by the Bylaws & Policies Committee was approved.

ARC: There are three variances:

The ARC committee is recommending two variances to the Board:

1. 959 Buoy Approve the height variance for the patio cover.

2. 1425 Neptune. He is complaining about how close to the property line it is. No one has showed any ARC committee members or Board members an actual survey that shows where the building is. It is about 1.5ft from the fence. The Deed Restrictions state that no building shall be structured within 5ft. of the property line. We do not know where the property line is. The fence is only about 5ft tall which exaggerates the height of the building. The rest of the neighbors did not have a problem with it.

3. 807 Reseda. Painting trim & Brick Asking for a variance.

Motion to approve the ARC variance for 959 Buoy as presented to the Board by the ARC Committee.

Motion: Stan Cook Second: David Martin

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 the ARC variance for 959 Buoy was approved.

Motion to approve the ARC variance for 1425 Neptune as presented to the Board by the ARC Committee.

Motion: Stan Cook Second: Jennifer Taylor

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: 4-For 3-Against 2-Abstain

The motion to approve the ARC variance for 1425 Neptune was not approved.

Motion to approve the ARC variance for 807 Reseda paint, trim, and patio cover as presented to the Board by the ARC Committee.

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		
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Vote: 9-For 0-Against 0-Abstain

The motion to approve the ARC variance for 807 Reseda was approved.

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

Terry Canup – No comment

Glenda Stroud – 20ft easement because of the electric for a garage

Jennifer Taylor – No comment

Matthew Henehan – No comment

Leslie Eaton – No comment

Robert Kuhl – I am tickled pink to be here

Linda Coblentz – No comment

David Martin – No comment

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 20:02PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:27PM.

Motion to seven accounts to Legal for deed violations as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Bob 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 move seven accounts to Legal for deed violations as discussed in the Closed Session was approved.

Motion to move 22 accounts to Legal for Collections 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	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to move 22 accounts to Legal for Collections as discussed in the Closed Session was approved.

Motion to approve the six write-offs per Legal totaling \$654.07 as discussed in the Closed Session.

Motion: Leslie Eaton 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: 8-For 0-Against 0-Abstain

The motion to approve the six write-offs per Legal totaling \$654.07 as discussed in the Closed Session was approved.

Motion to approve the 21 September 2022 Closed Meeting Minutes as written.

Motion: Leslie Eaton 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		
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Vote: 8-For 0-Against 1-Abstain

The motion to approve the 21 September 2022 Closed Meeting Minutes was approved.

Motion to approve 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 Trustee Absences 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