



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

The 21 December 2022 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice-President Terry Canup at 19:55 p.m.

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

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

Comments from the Audience

There were no requests for comments from the audience

Linda Coblentz recommended two changes to the minutes: there should have been a period after “facilitate” in the President’s Comments not a comma, and “agent” should be capitalized. On page 4, the final sentence regarding the Everett Ice Machine should be changed to, “if approved soon, the plumbers could come out”.

Leslie recommended changing “they discussed among themselves and *overall*” on the top of page 2, the third line.

Motion to approve the 16 November 2022 Open meeting minutes as amended.

Motion: Terry Canup

Second: David Martin

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

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

Vote: 5-For 0-Against 1-Abstain

The motion to approve the 16 November 2022 Open meeting minutes as amended.

Motion to approve the 21 November 2022 Emergency Meeting minutes.

Motion: Bob Kuhl Second: David Martin

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

Vote: 5-For 0-Against 1-Abstain

The motion to approve the 21 November 2022 Open meeting minutes as written was amended.

Vice-President's Comments

I hope everyone has a great Christmas and thank you for the treats.

Treasurer's Report

At the bottom of the page C, this was the initial cleanup by Grand Slam Plumbing to see what they were going to have to do. On page 3, Glenda tried to encapsulate all of the insurance that we have had – the flood insurance, the umbrella policy, and we have added cyber liability to that on the advice of our agent. Our insurance payments are \$29,888.34. We will have 9 payments of \$16,724.35. The umbrella policy includes the boiler, Workman's Comp, auto, the direct D&O, general liability, excess liability, property, and the cyber liability. There are no CDs coming due until September 2023.

General Manager's Report

November collections for past due assessments: \$4,914

November collections from Legal: \$2,741

Transfer fees and refinance fees: \$7,625.

Resale certificates: \$975

Total: \$16,255

Accounts Receivables: \$387,965

The audit is in full swing with Crystal. All documents and required questionnaires are completed.

Shannon's maintenance report is attached. Shannon has drained all the water out of the El Camino, Meadowgreen, and shut the pipes off.

The Everest Ice Machine is still waiting on the permits from the City of Houston.

Motion to send out the CLCCA Newsletter electronically.

Motion: David Martin Second: Linda Coblenz

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

Vote: 6-For 0-Against 0-Abstain

The motion to send out the CLCCA Newsletter electronically was approved.

ARC:

Motion to approve the variance for the 12ft x 20ft x 10ft tall shed on 1414 Festival.

Motion: David Martin Second: Robert Kuhl

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

Vote: 5-For 1-Against 0-Abstain

The motion to approve the variance for the 12ft x 20ft x 10ft tall shed was Approved.

Motion to approve the variance for a home/garage addition at 15214 Torrey Pines. It does not interfere with any of the easements.

Motion: David Martin Second: Linda Coblenz

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

Vote: 3-For 3-Against 0-Abstain

The motion to approve the variance for the home/garage addition was not 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

Glenda Stroud – In the next Newsletter, could we please put the subdivisions that are a part of the CLCCA? There are some people who think that Brook Forest is a part of the CLCCA.

Linda Coblenz – No comment.

Leslie Eaton – No comment.

Terry Canup – No comment.

Robert Kuhl – No Comment

David Martin – No comment.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:50PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:02PM.

Motion to approve the December 2022 Closed Meeting Minutes as written.

Motion: David Martin

Second: Robert Kuhl

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

Vote: 5-For 0-Against 1-Abstain

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

Motion to approve Trustee Absences.

Motion: David Martin

Second: Robert Kuhl

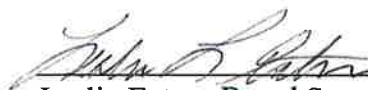
TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	ABSENT		
Leslie Eaton			X
Matthew Henehan	ABSENT		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 4-For 0-Against 2-Abstain

The motion to approve the Trustee Absences was not approved and will have to be approved in January,

Terry Canup wished all of the Board Members a Merry Christmas and offered a motion to adjourn.

The Regular Business Meeting of 21 December 2022 was closed at 8:05PM.


Leslie Eaton, Board Secretary


Date

