



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
18 JANUARY 2023
REGULAR BUSINESS OPEN MEETING MINUTES

The 18 January 2023 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 - Absent
- Linda Coblentz
- Matthew Henchan -- Absent
- Robert Kuhl
- David Martin
- Jennifer Taylor

Rachel Morales- General Manager

Comments from the Audience

There were no requests for comments from the audience

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

Motion: Terry Canup Second: Bob Kuhl

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

Jennifer Taylor			X
-----------------	--	--	---

Vote: 5-For 0-Against 2-Abstain

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

Matthew Henehan arrived at 7:04pm.

Juan Garriga, the chairman of the Architectural Review Committee (ARC) presented a variance for 15051 Pearhaven. Motion to approve the ARC variance R-1254.

Motion: Terry Canup 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	ABSENT		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the ARC variance R-1254 was approved.

President's Comments

The ice machine is going to be removed so we are not storing it in a crate on the sidewalk. It has taken months to obtain the required permits from the City of Houston. Part of the electrical is completed but the plumbing is not. The owner received permits from the City of League City within three days and will be moving the machine to a location within League City.

We have discussed replacing the a/c unit for the gym. There is a very long delay to get the skid-mounted units. We are still negotiating when we can get them and who can find them. The existing unit does not have a thermostat – it is either on or off. This will be discussed in an upcoming Facilities meeting.

The discussion on 529 Bay Area Blvd will be tabled until we have more information.

Vice-President's Comments

No comments.

Treasurer's Report

The General Manager reviewed the Treasurer's Report. The Board had discussed selling our current CDs and purchasing others with better rates. Rachel spoke with Jeff Aboloff and he recommended that we hold until the current CDs mature. If we cash them in early, we are looking at a \$7,000-\$8,000 penalty.

UBS Accounts (Reserves): \$900K in CD's and \$59,048.73 in the money market account.
Total with unrealized gains and accrued interest: \$938,492.51.

Shell Federal Credit Union - Money Market Account Balance \$67,495.55.

Bank of America Operating Adjusted Book Balance for December 31, 2022:
\$138,543.81

General Manager's Report

December collections for past due assessments: \$18,040

December collections from Legal: \$5,719

Transfer fees and refinance fees: \$10,750

Resale certificates: \$17,866

Accounts Receivables: \$384,354

A draft of the audit should be received from Crystal soon.

A meeting is scheduled for Wednesday, February 22 with the twelve property owners who own the brick wall on Bay Area Blvd.

The gym floor was installed in December 2017 after Hurricane Harvey and we had a meeting with a representative from Sport Court to show him how the tiles are starting to warp. The representative is reaching out to his upper management to find out how several of the tiles can be replaced at no charge since we are only 5 years into the 15-year warranty. Twelve tiles were removed and shipped back to their corporate office in Michigan for them to inspect.

We have locked in the train & petting zoo and have several vendors and sponsors interested in the Spring Easter Event.

Camp Clear Lake registration is available online and registration packets are also available in the gym. We hope to double or triple the number of camp participants this year.

CLCCA's 60th anniversary is in March 2023. We are discussing event options to celebrate this year.

We recently purchased a credit card machine to go into the vending machine.

HPD PIP – Jennifer Taylor: The presentation was about human trafficking. Houston area is considered a hub. Auto theft was up and other crime was down. Jennifer Taylor will be giving the presentation next month on Citizen's Police Academy. It is open to all to attend.

ACLC – Terry Canup: A representative from the Mayor's office was there. People are trying to go around the 3-1-1 system because it does not work very well. But it is a city requirement that if you do not create a ticket with the city through 3-1-1, the city will not do a darned thing. If you DO create a ticket, there is the potential that the city MAY do something.

Harris county is planting 250+ trees to replace the trees that were removed when they laid the new El Dorado Blvd.

As for the shooting/gunfire, it was 3 teenagers in a car driving around shooting guns at people's houses in Oakbrook, Oakbrook West, Baybrook, Bay Glen, Bay Oaks, etc. Someone spotted them and got their license plate and reported it to the Constables. The Constables chased them down and arrested them in the act. No one was injured and they did get caught that same night. They were arrested and put in jail.

CLCWA: They are ready to work on changing the dish network dish on one water tower. The \$36,000 per year will pay for ¾ of painting the tower.

Budget & Finance: No meeting. No report.

Bylaws & Policies: The Committee met on January 16, 2023.

Motion to approve the changes to the General POA Guideline Policies and Management Certificate as stipulated by the attorney.

Motion: Terry Canup Second: Stan Cook

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

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the changes to the Bylaws & Policies and Management Certificate as stipulated by our attorney was approved.

The Committee & Charter Policy updates was tabled at the January 16th Bylaws & Policies Meeting and will be discussed at a later date.

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.

Jennifer Taylor – No comment.

Leslie Eaton – No comment.

Matthew Henehan – No comment.

Linda Coblentz – No comment.

David Martin – We see a lot of people complaining on NextDoor about us.

Robert Kuhl – No comment.

Stan Cook – Do not read NextDoor and do not respond to it. People should attend the meetings to understand CLCCA before complaining.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:43PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:00PM.

Motion to approve the October 2022 trustee absences as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matthew Henehan

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	ABSENT		
Jennifer Taylor	X		

Vote: 7-For 0-Against 1-Abstain

The motion to approve the October 2022 trustee absences was approved.

Motion to approve the November 2022 trustee absences as discussed in the Closed Session.

Motion: Bob Kuhl Second: Jennifer Taylor

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	ABSENT		
Jennifer Taylor	X		

Vote: 7-For 0-Against 1-Abstain

The motion to approve November 2022 trustee absences was approved.

Motion to approve the December 2022 trustee absences as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

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	ABSENT		
Jennifer Taylor			X

Vote: 5-For 0-Against 3-Abstain

The motion to approve the December 2022 trustee absences was approved.

Motion to approve waiving the late fees per the attorney as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 8-For 0-Against 1-Abstain

The motion to approve waiving the late fees as discussed in the Closed Session was approved.

Motion to approve the December 2022 Closed Meeting Minutes as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Bob Kuhl

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

Vote: 5-For 0-Against 3-Abstain

The motion to approve the December 2002 Closed Meeting Minutes as discussed in the Closed Session was approved.

The Regular Business Meeting of 18 January 2022 was adjourned at 8:03PM.


Leslie Eaton, Board Secretary


Date

