



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
29 MARCH 2023
REGULAR BUSINESS OPEN MEETING MINUTES**

The 29 March 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
- Linda Coblentz
- Matthew Henchan -- Absent
- Robert Kuhl
- David Martin
- Jennifer Taylor

Rachel Morales- General Manager

Comments from the Audience

There was a request to speak to the Board from Neil Platt regarding his neighbor having three sheds up to 11 feet tall.

Motion to approve the 15 February 2022 Open meeting minutes as written.

Motion: Terry Canup Second: Robert 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			X
Jennifer Taylor	X		

Vote: 6-For 0-Against 2-Abstain

The motion to approve the 15 February 2022 Open meeting minutes as written was approved.

President's Comments

Stan Cook noted that he will be absent from the 19 April 2023 meeting due to back surgery.

Treasurer's Report

We have two CDs coming due in September.

UBS accounts/reserves total: \$941,035.37

Shell Federal Credit Union

Business Savings Account: \$6,777.21

Business Money Market Account: \$67,609.17

Bank of America

Business Advantage Checking Account: \$92,834.84

Merchant Account: \$3,904.64

General Manager's Report

February collections for past due assessments: \$8,231

February collections from Legal: \$618,769

Transfer fees and refinance fees: \$7,650

Resale certificates: \$2,600

Total: \$37,250

We reviewed the closings in Meadowgreen and have found several owners that left us out of closing. We are caught up on sending the collection 209 letters.

There was a meeting on 22 February 2023 with the 12 property owners along Bay Area Blvd. regarding the fence, which will be discussed in closed.

We have the annual CLCCA election coming up for Camino South, Meadowgreen, and Commercial in May. The application process runs from 03 April 2023 through 21 April 2023. Early voting is 04-05 May 2023 from 11am-7pm. The Annual Election is on 06 May 2023 from 7AM-7PM. Earl Ehlers has agreed to be the judge.

We have several Lifeguard classes scheduled. We also are working with the American Red Cross to offer babysitter certification courses starting in April.

We are starting a Senior Lunch and Social program that will include lunch, exercise, games, and conversation. They will meet twice a month, starting in April. Cane's will be providing lunch the first week and will provide drinks thereafter. We are working with several local restaurants and Houston Food Bank to provide lunch for the remainder of the program.

We are going to have the Memorial Day Opening Bash on 27 May 2023 in conjunction with our 60th anniversary. We are going to have food trucks and a raffle as a part of the celebration.

Motion to approve the Spring Communicator expense.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Spring Communicator as written was approved.

HPD PIP : Jennifer was ill and missed the HPD PIP meeting.

ACLC: The City and County representatives were at the meeting and an Officer from the Constable's Office presented via Zoom from his car to the meeting while he was backing up another officer, who was on a call.

There has been an increase in burglaries recently. Teenage kids have been going around checking front doors and if the door was open, they would enter and burglarize the house. They are stressing the need to lock your front door.

They also are having an issue with purse snatches around the grocery stores. Please be aware before you just casually toss your purse into a car. The thieves will grab your purse from the other side of the car.

The Constables are also getting better control of the homeless and are grateful that residents are calling them vs. HPD. The Constables have more officers available than HPD in our area.

Harris County is doing tree replacements along Bay Area Blvd. They are going to plant between 500-1000 native trees along Bay Area Blvd.

The State had to put forth a proposal on affordable housing for the homeless.

CLCWA: They tabled the discussion regarding the senior exemptions.

ARC: There was a proposal for a fence and gate replacement at 835 Pebbleshire that will be 6'6" tall.

Motion to approve the variance for the fence/gate at 835 Pebbleshire.

Motion: Terry Canup Second: David Martin

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblenz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henahan	ABSENT		
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 the fence/gate at 835 Pebbleshire was approved.

Motion to approve the variance for a shed 10' x 12' x 9'2" at 1425 Neptune.

Motion: Stan Cook Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblenz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henahan	ABSENT		
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 the shed at 1425 Neptune was approved.

Motion to approve the variance for a 6'6" fence at 1622 Seagate.

Motion: Terry Canup Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblenz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henahan	ABSENT		
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 a 6'6" fence at 1622 Seagate was approved.

Budget & Finance: Moved to Closed.

Bylaws & Policies: No meeting. No report.

Communications: No meeting. No Report.

Elections: Reviewed the Election bylaws and dates. They all look good. There will be no increase in filing fees for candidates. The committee recommend increasing the pay for the Judge to \$13/hour and the Clerk to \$11/hour to be consistent with the Texas judge rate.

Motion to increase the Judge pay rate to \$13/hour and the Clerk rate to \$11/hour.

Motion: David Martin Second: Jennifer Taylor

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Judge pay rate to \$13/hour and the Clerk pay rate to \$11/hour was approved.

Facilities: The Rec Center pools (Racing pool, Dice Well, Slide Pool) need to be replastered. This will come out of Capital Reserves. The committee is recommending the bid from Aqua Answers with the Stonescapes Pebble Plaster. It has a 10yr. warranty on everything. This will be done the first week in April.

Motion to approve the bid from Aqua Answers to replaster the outdoor Recreation Center Pools.

Motion: Terry Canup Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from Aqua Answers to replaster the Rec Center pools was approved.

The Rec Center HVAC system is in need of replacement. Replacing the system would do away with the old boiler system & chiller and inspections that are currently required. There also would be less

moisture in the gym and power consumption would be decreased. The system will arrive in 16-20 weeks and can be installed while the current system is running.

Motion to approve the bid from Primo Air Masters Estimate #2530 to replace the Rec Center HVAC unit for \$135,200.

Motion: Linda Coblentz

Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid Primo Air Masters Estimate #2530 for \$135,200 was approved.

The Rutledge Park & Krueger Park pump & pool house in Camino South and Meadowgreen are in need of repair, including replacing rotting wood, replacing sheet rock and painting in both restrooms, etc.

Motion to approve the bid from Rhumberto to update/repair the Rutledge Park and Kreuger Park pump & pool houses for \$15,000 (\$7,500 each).

Motion: Robert Kuhl

Second: Jennifer Taylor

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from Rhumberto for \$15,000 (\$7,500 each) was approved.

The park lighting in the Rec Center, Rutledge Park, and Krueger Park needs to be replaced. The lighting would be replaced with LED pole lights.

Motion to approve the bid from JL Floyd for \$7,817.82 to replace the park lighting.

Motion: Robert Kuhl

Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from JL Floyd for \$7,817.82 to replace the park lighting was approved.

The waterslide platform & stairs needs repair in order to pass inspection. JTS One Stop Shop LLC will weld, repair, and paint the platform and stairs.

Motion to approve the bid from JTS One Stop Shop, LLC for \$2,100 to repair the waterslide platform and stairs.

Motion: Terry Canup

Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from JTS One Stop Shop, LLC for \$2,100 to repair the waterslide platform and stairs was approved.

The indoor pool/hallway & exterior needs to be painted.

Motion to use Sewell Painting for the indoor pool & hallway deck paint for \$7,200.

Motion: David Martin

Second: Robert Kuhl

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

Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from Sewell Painting for \$7,200 for the indoor pool & hallway deck paint was approved.

Motion to approve the bid from Priceless Painting for the exterior paint for \$8,100.

Motion: Robert Kuhl Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from Priceless Painting for the exterior paint was approved.

The Rutledge Park tennis courts need to be repaired or resurfaced. They were refurbished in April 2020. The committee recommended Classic Sports.

Motion to approve the bid from Classic Sports for \$3,500 to repair the Rutledge Park tennis courts.

Motion: Jennifer Taylor Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to accept the bid from Classic Sports for \$3,500 to repair the Rutledge Park tennis courts was approved.

Personnel: No meeting. No report.

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

Trustee General Comments:

None

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 20:08PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:56PM.

Motion to approve the February 2023 Closed Meeting Minutes as discussed in the Closed Session.

Motion: Jennifer Taylor

Second: Terry Canup

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

Vote: 6-For 0-Against 2-Abstain

The motion to approve the February 2023 Closed Meeting Minutes as discussed in the Closed Session was approved.

Motion that Legal can proceed with a Nothing Further Certificate for the Seamaster property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion that Legal can proceed with a Nothing Further Certificate for the Seamaster property as discussed in the Closed Session was approved.

Motion to proceed with a Writ of Execution for the University Trace Condominium 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	ABSENT		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to proceed with a Writ of Execution for the University Trace Condominium as discussed in the Closed Session was approved.

Motion to write off \$2931.50 for the Camino South property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Linda Coblentz

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

Vote: 8-For 0-Against 0-Abstain

The motion to write off \$2,931.50 for the Camino South property as discussed in the Closed Session was approved.

Motion to move 12 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	ABSENT		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to move 12 accounts to Legal for collections as discussed in the Closed Session was approved.

Motion to approve the 2021-2022 Annual Audit Draft.

Motion: Terry Canup

Second: David Martin

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the 2021-2022 Annual Audit Draft was approved.

Motion to approve the 2022 IRS Form 990 Draft.

Motion: Terry Canup Second: Stan Cook

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the 2022 IRS Form 990 Draft was approved.

Motion to approve the Audit Representation Letter for future services for 5 years.

Motion: Terry Canup Second: Robert 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Audit Representation Letter for future services for 5 years was approved.

Motion to approve the Trustee Absences as discussed in the Closed Session.

Motion: Terry Canup Second: Linda Coblentz

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

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

Vote: 6-For 0-Against 2-Abstain

The motion to approve the Trustee Absences as discussed in the Closed Session was approved.

Motion to move the replacement under warranty to Legal as discussed in the Closed Session.

Motion: Terry Canup Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to move the replacement under warranty to Legal as discussed in the Closed Session was approved.

A motion to Adjourn was offered by Terry Canup.

The Regular Business Meeting of 29 March 2023 was adjourned at 20:19PM.


Leslie Eaton, Board Secretary


Date