



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**19 APRIL 2023**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The 19 April 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 Henehan
  - Robert Kuhl
  - David Martin
  - Jennifer Taylor -- Absent
- Rachel Morales- General Manager

**Comments from the Audience**

There were no requests to speak to the Board.

There was a correction to the 29 March 2023 minutes. There was a report from the CLCWA which tabled the idea of raising the value of the Homestead Exemption for seniors.

Motion to approve the 29 March 2023 Open meeting minutes as amended.

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	ABSENT		

Vote: 7-For    0-Against    1-Abstain

The motion to approve the 29 March 2022 Open meeting minutes as amended was approved.

### **President's Comments**

No comments at this time.

### **Treasurer's Report**

We needed to make a down payment/retainer for IIVAC and other repairs in the gym. \$50,000 was transferred from UBS to the BOA Operating Account. The remaining amount in the UBS Money Market Account is \$13,073.10. An additional \$50,000 was withdrawn from the Shell Federal Credit Union and deposited into the operating account. A check for \$104,600 was written to Primo Air Masters for work on the gym HVAC. A second check for \$30,520 was written to Aqua Answers for the remodel of the dive pool, lap pool, etc.

### **General Manager's Report**

March collections for past due assessments: \$7,586

March collections from Legal: \$21,239

Transfer fees and refinance fees: \$16,425

Resale certificates: \$2,350

Total: \$47,601

491 people have paid their assessments online.

The Annual CLCCA Election has been posted on the CLCCA Website and bulletin board. Applications are available in the gym office and online. The deadline to appear on the ballot is 5pm on 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.

Aqua Answers has begun replastering the outdoor pools. The welder is in the process of repairing the slide stairs and platform. Primo Air has placed the order for the new gym A/C system. Classic Sports has us scheduled at the end of the month to repair the Rutledge Park tennis courts. The park lighting is scheduled to be repaired next week.

We are having difficulty finding lifeguards, as are other organizations. We have reached out to several Lifeguard Management companies to see if they could assist in supplying lifeguards until we can secure several of our own. They are very expensive. Pool opening hours will be adjusted over the next 4-6 weeks.

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

Our first Senior Social program was 04 April and will continue every other Tuesday. Raising Cane's provided lunch, the first week and will provide drinks thereafter. Lunch will be available from 11am to 1pm. All seniors 55+ are welcome to attend.

**ACLC**: Texas House Bill 92 is pending and states that a municipality or HOA may not prohibit growing fruits or vegetables on a property and also cannot prohibit raising or keeping six or fewer chickens, or six or fewer adult rabbits. They also cannot prohibit installing a solar energy device, a rainwater harvesting system, or a standby electric generator.

**CLCWA**: No Report.

**ARC**: There was a proposal for a 6' 6" fence at 15231 Ridgewell.

Motion to approve the variance for the fence/gate at 15231 Ridgewell.

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	ABSENT		

Vote: 8-For    0-Against    0-Abstain

The motion to approve the variance for the fence/gate at 15231 Ridgewell was approved.

Motion to correct the address on 6'6" fence motion from 15231 Ridgewell to 15507 Penn Hills Lane.

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	ABSENT		

Vote: 8-For    0-Against    0-Abstain

The motion to correct the address on approve the 6'6" fence motion from 15231 Ridgewell to 15507 Penn Hills Lane was approved.

Motion to approve the variance for a 7' fence at 15231 Ridgewell.

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	ABSENT		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the variance for a 7' fence at 15231 Ridgewell was disapproved.

**Budget & Finance:** No meeting. No report.

**Bylaws & Policies:** No meeting. No report.

**Communications:** No meeting. No Report.

**Elections:** No meeting. No report.

**Facilities:** The Houston Futsal Association made a proposal to convert one of our old tennis courts to a Futsal court at their expense. The vote is going to be tabled until the May meeting in order to get input from residents about converting the tennis court to a Futsal court.

**Personnel:** No meeting. No report.

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

**Trustee General Comments:**

David Martin commented that he took a slow bicycle ride through Meadowgreen and was pleasantly surprised at how well people were maintaining their homes.

Stan Cook noted that there were three board members that have agreed to run again for their positions. and he wanted to thank them.

**Comments from the Audience:**

There were no comments from the audience.

The Open meeting was adjourned at 19:44PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:05PM.

Motion to file a motion of unpaid assessment lien prior to filing suit 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	ABSENT		

Vote: 8-For 0-Against 0-Abstain

The motion to file a motion of unpaid assessment lien prior to filing suit as discussed in the Closed Session was approved.

Motion to approve the March 2023 Closed Meeting Minutes as amended 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	ABSENT		

Vote: 7-For 0-Against 1-Abstain

The motion to approve the March 2023 Closed Meeting Minutes as amended in the Closed Session was approved.

Motion to approve the Trustee Absences 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			X
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 7-For 0-Against 1-Abstain

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

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 19 April 2023 was adjourned at 20:09PM.

  
Leslie Eaton, Board Secretary

5/17/23  
Date