



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
17 MAY 2023
REGULAR BUSINESS OPEN MEETING MINUTES

The 17 May 2023 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 19:01 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 -- Absent
- Robert Kuhl
- David Martin
- Jennifer Taylor -- Absent

Rachel Morales- General Manager

Motion to approve the 19 April 2023 Open meeting minutes.

Motion: Terry Canup 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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the 19 April 2022 Open meeting minutes was approved.

President's Comments

The phone call and emails are starting up again about the grass height at the Water Authority Exploration Green Section 1.

Treasurer's Report

The checklist is correct. Glenda found an error -- the Balance Sheet and grand total of properties should match. It was been corrected and additional paperwork was delivered to the Board Members.

General Manager's Report

April collections for past due assessments: \$3,419

April collections from Legal: \$6,372

Transfer fees and refinance fees: \$16,625

Resale certificates: \$1,950

Total: \$28,366

Accounts Receivable at the end of the month: \$310,758

Brightview Landscape was not making a profit from CLCCA's contract. Cheyenne, the Brightview Representative informed Rachel that they would no longer be able to service us. We have several options including decreasing the number of visits, breaking up the contract between several different landscape companies – mowing and edging vs. shrubbery maintenance, etc. Rachel requested a 90-day written notice, per the contract, and is negotiating with different options at this point so service can continue.

Primo Air has begun installing sheetrock in the gym and the new A/C system should arrive in June. 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.

The Indoor Pool Deck was painted May 1-5 and there are a couple of areas that the contractor needs to repair. We plan to repaint the indoor pool walls in-house sometime later this year. Graffiti and vandalism continue to be an issue at the pools and parks. We have requested additional visits from the Constables & HPD.

We hired six new lifeguards and will continue hire more. We will not open the outdoor pools on a daily basis until we are fully staffed. We also have numerous pool party rentals that we are staffing. We also have a Memorial Day Opening Bash on Saturday, 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.

There are 12 upcoming parties/classes scheduled for May.

HPD PIP: HPD PIP was cancelled due to flooding/weather.

ACLC: ACLC focused on Horsepen Bayou re-dredging and the areas around Horsepen Bayou were concerned about potential flooding in their areas. There also is a wandering thief in all of the Clear Lake City subdivisions. He strikes between 2-5AM and wears a hoodie & backpack.

CLCWA: Unable to attend due to wi-fi constantly going down. CLCWA has decided not to raise the waiver/amount of money excused from the property tax/appraisal. CLCWA already has the highest waiver for people over 65 years old for all the water districts in the area.

ARC: There was a proposal for a 6' 6" fence at 15507 Penn Hills Lane.

Motion to approve the variance for the 6' 6" fence at 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	ABSENT		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the variance for the 6' 6" fence at 15507 Penn Hills Lane. was approved.

Motion to approve the variance for the 6' 6" fence at 1110 Montour.

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	ABSENT		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the variance for the 6' 6" fence at 1110 Montour was approved.

Budget & Finance: No meeting. No report.

Bylaws & Policies: No meeting. No report.

Communications: No meeting. No Report.

Elections: David Martin gave the Election Report:

Glenda Stroud won from Camino South:

Glenda Stroud – 6

Cynthia Heimlich – 1

Myron Heimlich – 0

Commercial:

Matthew Henehan, D.D.S. – 4

Myron Heimlich D.C. -- 0
Meadowgreen:
Leslie Eaton -- Uncontested

Motion to approve the Election Results:

Motion: Stan Cook Second: Davis Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Election Results was approved.

Facilities: The Houston Futsal Association made a proposal to convert one of our old tennis courts to a Futsal court at their expense. Motion to approve the Futsal proposal using the Oakbrook West tennis court:

Motion: Stan Cook Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Futsal proposal using the Oakbrook West tennis court was approved.

Personnel: No meeting. No report.

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

Trustee General Comments:

There were no comments from the Board Members.

Comments from the Audience:

There was one comment from David with the Houston Futsal Association. He thanked the Board for approving the proposal to install a Futsal court in Oakbrook West.

The Open meeting was adjourned at 19:35PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:14PM.

Motion to approve the April 2023 Closed Meeting Minutes.

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the April 2023 Closed Meeting Minutes was approved.

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

Motion: Stan Cook

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

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

Motion to proceed with legal measures to make sure the contract at the Recreation Center is honored.

Motion: Leslie Eaton

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to proceed with legal measures to make sure the contract at the Recreation Center is honored was approved.

Motion to proceed with legal actions on the Seakale property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to proceed with legal actions on the Seakale property as discussed in the Closed Session was approved.

Motion to approve the Oakbrook 3 write off of \$106.08 per legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Oakbrook 3 write off as discussed in the Closed Session was approved.

Motion to close the commercial account and write off \$3,132.07 per legal 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 Henahan	ABSENT		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		

Jennifer Taylor	ABSENT		
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Vote: 7-For 0-Against 0-Abstain

The motion to close the commercial account and write off \$3,132.07 as discussed in the Closed Session was approved.

Motion to cancel the Business Meeting on 31 May 2023.

Motion: Robert Kuhl

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	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to cancel the Business Meeting on 31 May 2023 was approved.

A motion to Adjourn was offered by Robert Kuhl.

The Regular Business Meeting of 18 May 2023 was adjourned at 20:20PM.


Leslie Eaton, Board Secretary


Date