



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**21 JUNE 2023**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The 21 June 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 comments from the audience.

Motion to approve the 18 May 2023 Open meeting minutes.

Motion: Robert Kuhl                      Second: Terry Canup

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 18 May 2023 Open meeting minutes was approved.

The Board received an Annual Investment Update from Jeffery Aboloff, the representative from UBS.

### **President's Comments**

The phone call and emails are starting up again about the grass height at the Water Authority Exploration Green. A phone call was made to John Branch on Wednesday and the mowing was started on Thursday.

### **Treasurer's Report**

Glenda reviewed the financial report and balance sheet.

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

May collections for past due assessments: \$5,505

May collections from Legal: \$18,573

Transfer fees and refinance fees: \$9,825

Resale certificates: \$1,300

Total: \$35,203

Accounts Receivable at the end of the month: \$321,161.13

Brightview Landscape was not making a profit from CLCCA's contract. Shane, 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. and also requested a 90-day written notice, per the contract. Our account has been transferred to the Pearland location and as of 21 June 2023, they are going to service us as planned for the amount that was quoted to us for the remainder of this contract.

Primo Air: the new A/C system has now been delayed until about 30 June 2023.

We have not released the final check to the painter, who has come back multiple times to repair the areas that are damaged and continue to peel. Stan noted that there is something wrong with the concrete. It is as if something was spilled on the concrete that seems to prevent the paint from sticking. Several contractors have tried and not been successful in getting the paint to stick. Stan is recommending that we strip the concrete and start over. This is not a quality issue on the part of the painter or his product. Stan recommends that we pay the contractor the remainder of what we owe him since this is not a quality issue on his part.

The Recreation Center pools have passed inspection. The inspector applauded the Association for the new pool plaster.

Vandalism continues to be an issue at Rutledge park. The cameras did work and assisted in catching a 13-year-old and a 15-year-old at the pool. They were given a criminal trespass warrant. We have requested additional visits from the Constables & HPD

We have managed to hire 14 lifeguards and new camp counselors, which has allowed us to be open for our camps. We are up to about 30 kids in the camp.

With the busy summer season, senior socials will resume in September.  
There are 10 room rentals in June and 7 in July.

Motion to approve the Newsletter and sending it to residents via Social Media.

Motion: Stan Cook                      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 Newsletter and sending it to residents via Social Media was approved.

Motion to purchase a 5-ton A/C unit for the Fitness Room and locker room from Primo Air Master for \$14,800.

Motion: Stan Cook                      Second: Terry Canup

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 purchase of a 5-ton A/C unit from Primo Air Master for \$14,800 was approved.

**HPD PIP:** Jennifer sent Rachel a report that she attended the HPD PIP meeting and the guest speaker was from the juvenile division.

**ACLC:** ACLC focused on Horsepen Bayou dredging and the areas around Horsepen Bayou were concerned about potential flooding in their areas. They are still trying to work with the city about how they are going to remodel Horsepen Bayou and the walking paths.

**CLCWA:** The flood abatement project in Meadowgreen is finished. The CLCWA got another cell phone antenna that they can install on top of the water tower for income.

**ARC:**

Motion to approve the variance for a patio cover for the Richvale property.

Motion: Terry Canup                      Second: Stan Cook

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

Vote: 7-For    1-Against    0-Abstain

The motion to approve the variance for the patio cover for the Richvale property was approved.

Motion to approve the variance for the 6' 6" fence at the Diana Lane property.

Motion: Stan Cook                      Second: Bob Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henahan	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 6' 6" fence at the Diana Lane property was approved.

Motion to approve the variance for the 10' 1" pergola at the Tadworth Lane property.

Motion: Stan Cook                      Second: Matthew Henahan

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 10' 1" pergola at the Tadworth Lane property was approved.

**Budget & Finance:**

Motion to approve the preliminary 2023-2024 operating budget.

Motion: Stan Cook Second: Terry Canup

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 preliminary operating budget was approved.

**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 General Comments:**

There were no comments from the Board Members.

**Comments from the Audience:**

There were no comments from the Audience.

The Open meeting was adjourned at 20:17 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:44PM.

Motion to approve the 17 May 2023 Closed Meeting Minutes.

Motion: Leslie Eaton

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 May 2023 Closed Meeting Minutes was approved.

Motion to approve the absences for the two trustees for May 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: 7-For 0-Against 1-Abstain

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

Motion to write off \$658.80 due to foreclosure on the Buoy property.

Motion: Leslie Eaton

Second: Terry Canup

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 write off \$658.80 due to foreclosure on the Buoy property was approved.

Motion to approve the settlement agreement on the OB3 Seakale property adding \$200 to the monthly payment plan.

Motion: Leslie Eaton

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: 8-For 0-Against 0-Abstain

The motion to approve the settlement agreement on the OB3 Seakale property adding \$200 to the monthly payment plan was approved.

Motion to move the Silverpines property to Legal for uncured deed violations.

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 move the Silverpines property to Legal for uncured deed violations was approved.

Motion to write-off \$232 for the Seavale property.

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 write-off \$232 for the Seavale property was approved.

Stan Cook thanked the three trustees who were re-elected.

Matt Henehan, Glenda Stroud, and Leslie Eaton who were re-elected read the Oath of Office.

Motion to elect Stan Cook for Board President.

Motion: Leslie Eaton

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 elect Stan Cook as Board President was approved.

Motion to elect Terry Canup for Board Vice President.

Motion: Stan Cook

Second: Matthew Henehan

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 elect Terry Canup as Board Vice President was approved.

Motion to elect Leslie Eaton for Board Secretary.

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: 8-For 0-Against 0-Abstain

The motion to elect Leslie Eaton as Board Secretary was approved.

Motion to elect Glenda Stroud for Board Treasurer.

Motion: Leslie Eaton

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: 8-For 0-Against 0-Abstain

The motion to elect Glenda Stroud as Board Treasurer was approved.

Motion to appoint the Architectural Review Committee as stated on the committee appointment page.

Motion: Stan Cook

Second: Matthew Henehan

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 appoint the Architectural Review Committee was approved.

Motion to approve the 2023 Committee assignments.

Motion: Robert Kuhl

Second: Matthew Henehan

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 2023 Committee assignments was approved.

Motion to reappoint the Revision of Restrictive Covenants committee.

Motion: Stan Cook

Second: Glenda Stroud

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 reappoint the Revision of Restrictive Covenants committee was approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 21 June 2023 was adjourned at 21:20PM.

  
Leslie Eaton, Board Secretary

  
Date