



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

The 19 July 2023 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 19:00 p.m. and a quorum was established.

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

Rachel Morales- General Manager

Comments from the Audience

There were no comments from the audience.

Motion to approve the 21 June 2023 Open meeting minutes.

Motion: Robert Kuhl Second: Terry Canup

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

Vote: 8-For 0-Against 1-Abstain

The motion to approve the 21 June 2023 Open meeting minutes was approved.

President's Comments

We have received a new basic 4 Ton Ruud air conditioner system for the Weight Room and Men's Locker Room.

Motion to add Jesse James Wallace to the Architectural Review Committee.

Motion: Stan Cook

Second: David Martin

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

Vote: 9-For 0-Against 0-Abstain

The motion to add Jesse James Wallace to the Architectural Review Committee was approved.

Terry Canup spoke with the City of Houston and was assured that the Green Recycling cans will be picked up tomorrow, 20 July 2023.

Treasurer's Report

Glenda reviewed the financial report and balance sheet. We have 5 Certificates of Deposit that will be coming due before January 2024.

The board approved a 5 Ton A/C unit for \$14K, however, a 4 Ton unit for only \$10,600 was located and installed.

We have numerous CDs coming due between 11 September through 11 December 2023. The CLCCA has 15 laddered CDs totaling \$1,343,000 from 2010.

General Manager's Report

June collections for past due assessments: \$11,841

June collections from Legal: \$7,894

Transfer fees and refinance fees: \$32,850

Resale certificates: \$935

Total: \$53,560

We received a Texas Mutual dividend check for \$2,964.81 for safety & loyalty.

Accounts Receivable at the end of the month: \$297,445 as of 30 June 2023.

Rachel has been driving around at the beginning of the week to assure that Brightview Landscape is getting everything done. Rachel sends a weekly list with photos to Brightview of missed areas.

It appears the new crew is having a hard time getting everything completed and/or just does not understand the whole scope of the job. Rachel has requested a credit due to the lack of service.

Primo Air completed installing the new A/C system for the Fitness Room and Men's locker room. They accidentally hit an old water valve and water started pouring into the locker room hallway. Primo Air repaired the valve and replaced sheetrock within 24 hours.

The Fire Marshal came out for an inspection, it's been 8 years since the last inspection. A gas test was completed which must be completed every 5 years now. It cost \$3,400 for the test and led to \$2,227.25 in repairs to the indoor pool boiler.

There are spots on the indoor pool deck that continue to peel. The painter has recommended that we grind all the way down to the concrete to remove all of the layers of paint. Rachel will go out for additional bids for this project.

A pipe burst in the outdoor pool area by the splash pad. Lanco plumbing was called out first and began to dig but could not find the leak in the time they had on July 5th. They billed us \$425 for their time. We reached out to Suncoast Plumbing, who found and repaired the leak the next day for \$2,104. Another pipe burst at the Meadowgreen/Kreuger Park pool which Suncoast came & repaired for \$1,031.

Three teenagers were caught using the Camino South pool on 30 June 2023 at 8:30pm. A Criminal Trespass warning was issued to two of the teens and charges were filed against the third that already had a recent Criminal Trespass warning issued.

We do not have enough lifeguards to open the outlying pools. Several guards will be starting high school sports and will not be working in August. Pool opening hours will decrease and we are looking for morning guards for the fall and winter months. One of the reasons the water bill is lower is that the splash pad was not running every day.

Nathan Hines, a past lifeguard and pool manager with CLCCA who left to serve in the Army for 4 years came back to serve as our new Recreation Manager. He will begin recruiting indoor pool lifeguards for the off season and concentrating on bringing in new recreation activities and revenue.

HPD PIP: Leslie attended the HPD PIP meeting. They spoke on car safety ranging from road rage, safe driving to people breaking into vehicles. There will be National Night Out on 03 October 2023 and we can have a presentation here if we would like it.

ACLC: No meeting. No Report.

CLCWA: Linda was unable to attend the meeting.

ARC:

Motion to approve the variance for a 6' 6" fence at 15034 Brookpoint.

Motion: Matthew Henehan

Second: Robert Kuhl

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

Vote: 9-For 0-Against 0-Abstain

The motion to approve the variance for a 6' 6" fence at 1534 Brookpoint 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 19:42P.M. in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:06PM.

Motion to approve the 21 June 2023 Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Jennifer Taylor			X
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Vote: 8-For 0-Against 1-Abstain

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

Motion to approve the Trustee absences for June 2023 as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 8-For 0-Against 1-Abstain

The motion to approve the Trustee Absences for June 2023 as discussed in the Closed Session was approved.

Motion to send the Camino South/Thunder Bay property to Legal for uncured Deed Restrictions as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

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

Vote: 9-For 0-Against 0-Abstain

The motion to send the Camino South/Thunder Bay property to Legal for uncured Deed Restrictions as discussed in the Closed Session was approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 19 July 2023 was adjourned at 20:08PM.


Leslie Eaton, Board Secretary


Date

