



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
16 AUGUST 2023
REGULAR BUSINESS OPEN MEETING MINUTES

The 16 August 2023 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 19:05 p.m. and a quorum was established.

The following Trustees were present, and a quorum was established:

- President – Stan Cook
 - Vice President – Terry Canup -- ABSENT
 - Secretary – Leslie Eaton
 - Treasurer – Glenda Stroud
 - Linda Coblentz
 - Matthew Henahan
 - 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 19 July 2023 Open meeting minutes.

Motion: David Martin Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the 19 July 2023 Open meeting minutes was approved.

Motion to approve the 7 August 2023 Emergency Open meeting minutes.

Motion: Stan Cook

Second: Jennifer Taylor

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

Vote: 5-For 0-Against 3-Abstain

The motion to approve the 7 August 2023 Emergency Open meeting minutes was approved.

President's Comments

We are waiting for the new air conditioners.

Treasurer's Report

Glenda reviewed the financial report and balance sheet. We also have 2 Certificates of Deposit that will be coming due on 11 September 2023 and 15 September 2023 from UBS. We refunded rental deposits in the amount of \$900 and \$75 for one Lifeguard class.

General Manager's Report

July collections for past due assessments: \$4,167.73

July collections from Legal: \$885.00

Transfer fees and refinance fees: \$10,050

Resale certificates: \$325

Total: \$15,427.73

Assessments: \$620,167.39

Collected: \$494,338.99

Outstanding: \$125,828.40

Accounts Receivable at the end of the month: \$430,933.48 as of 31 July 2023.

CLCCA passed the Fire Marshal's final inspection, after the gas test was performed. CLCCA also passed the COH inspection at all outlying pools. Suncoast Plumbing repaired the Meadowgreen Pool pump and valves as it would not have passed inspection if the repairs were not completed. The hot water heater that services the gym locker rooms went out 10 August 2023. We will need a new 100-gallon commercial hot water heater for \$6,338.02 from Home Depot.

Motion to approve the purchase of a new, 100-gallon commercial hot water heater for \$6,338.02 from Home Depot to service the gym locker rooms.

Motion: David Taylor Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to purchase a new, 100-gallon commercial hot water heater for \$6,338.02 from Home Depot was approved.

Camp Clear Lake finished with a successful summer camp. CLCCA is exploring the idea of forming a winter day camp in December.

CLCCA is looking at adding more fitness classes to our schedule and we are also planning the Fall Festival.

HPD PIP: Leslie attended the HPD PIP meeting. So far there have been 17 “hot car” deaths of children this summer. The presentation was on animal cruelty. As of 01 January 2023, all cats & dogs must be microchipped. Within the City of Houston, it is a Class C Misdemeanor if they are not. The pets also must be registered. Roosters, swine, and goats are prohibited.

ACLC: No meeting. No Report.

CLCWA: Linda They spent 45 minutes talking about their hydrology report and the flooding from Horsepen Bayou.

ARC:

The ARC met and there were no ARC requests requiring approval from the Board.

Budget & Finance: No meeting. No report.

Bylaws & Policies:

Motion to approve the changes to the General POA policy.

Motion: Jennifer Taylor Second: Stan Cook

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

Vote: 7-For 1-Against 0-Abstain

The motion to approve making the changes to the General POA was approved.

Motion to approve the changes to the Recreation Policies.

Motion: Stan Cook Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to approve making the changes to the Recreation Policies was approved.

Motion to approve the changes to the Personnel Policy.

Motion: Stan Cook Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to approve the changes to the Personnel Policy was approved.

Motion to approve the changes to the Legal Policy.

Motion: Stan Cook Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to approve the changes to the Legal Policy was approved.

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 20:10P.M. in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 21:01PM.

Motion to approve the 19 July 2023 Regular Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to approve the 19 July 2023 Closed Meeting Minutes was approved.

Motion to approve the 07 August 2023 Special Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Jennifer Taylor

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

Vote: 5-For 0-Against 3-Abstain

The motion to approve the 07 August 2023 Special Closed Meeting Minutes was approved.

Motion to approve the Trustee absences for the Special Meeting on 07 August 2023 as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

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

Vote: 5-For 0-Against 3-Abstain

The motion to approve the Trustee Absences for the Special Meeting on 07 August 2023 was approved.

Motion to not hold a Board Meeting on 30 August 2023.

Motion: Leslie Eaton

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to not hold a Board Meeting on 30 August 2023 was approved.

Motion to proceed with a writ of execution on the Camino South property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook	X		
Terry Canup	ABSENT		
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 0-Abstain

The motion to proceed with a writ of execution on the Camino South property as discussed in the Closed Session was approved.

Motion to approve the credit request from the property owner as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

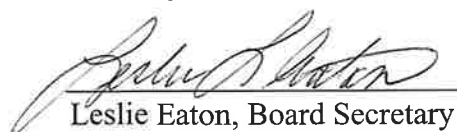
TRUSTEE	FOR	AGAINST	ABSTAIN
Stan Cook		X	
Terry Canup	ABSENT		
Leslie Eaton		X	
Glenda Stroud		X	
Linda Coblentz		X	
Matthew Henehan		X	
Robert Kuhl		X	
David Martin		X	
Jennifer Taylor		X	

Vote: 0-For 8-Against 0-Abstain

The motion to approve the credit request from the property owner as discussed in the Closed Session was not approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 16 August 2023 was adjourned at 21:04PM.


Leslie Eaton, Board Secretary


Date

