



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
18 OCTOBER 2023
REGULAR BUSINESS OPEN MEETING MINUTES**

The 18 October 2023 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice President Terry Canup at 19:00 p.m.

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

- President – Stan Cook - Absent
- Vice President – Terry Canup
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- Matthew Henahan - Absent
- Robert Kuhl
- David Martin
- Jennifer Taylor

Rachel Morales- General Manager

Comments from the Audience:

There were no requests to speak from the audience.

There was a correction to the September 2023 minutes. Add Shell in front of money marker so it reads “Our current Shell money market is giving only a very low percentage”.

Motion to approve the 20 September 2023 Open meeting minutes as amended.

Motion: Robert Kuhl Second: Terry Canup

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the 20 September 2023 Open meeting minutes was approved.

President's Comments

There were no comments from the President and Vice-President.

Treasurer's Report

Glenda reviewed the CDs and they show \$750,000 instead of \$900,000 because the two CDs became due, one was \$150,000 and it was moved into the Money Market to cover upcoming expenditures. The \$100,000 CD was invested into the Charles Schwab CD, which is giving us 5.42% instead of only .35%. We will have three additional CDs that will be coming due, one in November and two in December. At the request of the General Manager, the Treasurer will be moving \$120,000 into the Bank of America Operating Account to cover upcoming expenditures whenever we need it. The Shell Membership account pays .1% and the Money Market at Shell is paying 1.85%. We may want to consider closing Shell and moving the money.

General Manager's Report

September collections for past due assessments: \$21,982

Accounts Receivable at the end of the month: \$440,382

Total collected from recent demand letters: \$13,809

The October newsletter was sent to the printer, who used the wrong mailing list. Danny from Southwest Printing responded to Rachel, telling her we do not need to pay the \$4,986 bill and the error would never happen again.

We are still waiting in the insurance renewal quotes from the underwriters.

Board Members received updated policies in their Board packages and can put them in their Board Books. We are now aiming to meet on 01 November 2023. The flood policies in the packets are incorrect. They used the wrong square footage. Rachel updated the square footage and will get updated quotes to us.

The City Inspector refused to approve the gym AC HVAC system until an engineer was hired to draw up the new plans. The cost for the plans are \$9,000. Mario agreed to cover half the cost.

Justin's tree service removed one very large dying willow, one medium live oak tree, and several dead ligustrums along the back of the rec center near the maintenance shed. They could have fallen on the maintenance shed or truck or taken out the neighbor's fence. A large dead tree in the cul-de-sac on Huntress that was dropping limbs also was removed. Cost for the work was \$3,200.

The Sport Court floor will be removed 25-29 October 2023. Vector Concepts will begin installing the new floor on 30 October 2023. The 50% down payment has not yet been paid due since we have not received an invoice.

The Fall Festival will be coming up on 28 October 2023 and will be held in conjunction with Bay Area Running Alliance's Boo Dash Fun Run and Exploration Green's Glow on the Green event. The Fall Festival also is a great way for us to showcase our properties to future rentals and bring in more money.

Registration is open for the Kid's Winter Camp that will run December 26 through January 5.

HPD PIP: HPD PIP had Sgt. Ramon Perez with the Harris County Constable Pct2 Homeless Outreach Team (HOT). He discussed the HOT Team duties and Homeless Initiatives. They have been cleaning up the homeless encampments under the freeways, such as those under Bay Area Blvd. and El Dorado Blvd. They also have been working to get the homeless people IDs so that they can get jobs. They cannot get an ID without a birth certificate and you cannot get an ID without a birth certificate. They came up with getting the homeless a "Homeless ID" which is a photo ID that can be used to get a legitimate state ID which then can be used to get a birth certificate. Once they have both of those, they can help the homeless person get housing and some kind of job that pays.

ACLC: ACLC discussed that the Houston City Controller is up for election this fall. Attendees had the opportunity to see the candidates make their presentations.

CLCWA: Linda had a Wi-Fi outage. No report.

ARC:

The TRUE Family Clinic on El Dorado Blvd requested a sign that would be 21ft wide and 5ft tall with the company logo and name on three lines. The heart logo pushes it above the 48 inches to 54 inches.

Motion to approve the size variance for the business sign for the TRUE Family Clinic.

Motion: David Martin Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the size variance for the business sign for the TRUE Family Clinic was approved.

Budget & Finance: No meeting. No report.

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 19:57 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:58PM.

Motion to approve the credit of \$219.59 for the five accounts as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the credit of \$219.59 for the five accounts as discussed in the Closed Session was approved.

Motion to move the Richvale account to Legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to move the Richvale account to Legal as discussed in the Closed Session was approved.

Motion to approve the write-off of Late Fees for the Seamaster account as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Terry Canup

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

Vote: 8-For 0-Against 1-Abstain

The motion to approve the write-off of Late Fees for the Seamaster account as discussed in the Closed Session was not approved.

Motion to proceed with the Citation by Publication for the University Green property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

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

Vote: 7-For 0-Against -Abstain

The motion to proceed with the Citation by Publication for the University Green property as discussed in the Closed Session was approved.

Motion to proceed with an updated NFC on the Bay Area Blvd. property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

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

Vote: 7-For 0-Against 0-Abstain

The motion to proceed with an updated NFC on the Bay Area Blvd. property as discussed in the Closed Session was approved.

Motion to approve waving the late fees on the Ramada Drive property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Linda Coblentz

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve waving the late fees on the Ramada Drive property as discussed in the Closed Session was not approved.

Motion to request an updated NFC and proceed with an order of sale for the Bay Area Blvd. property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: David Martin

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

Vote: 7-For 0-Against 0-Abstain

The motion to request an updated NFC and proceed with an order of sale for the Bay Area Blvd. property as discussed in the Closed Session was approved.

Motion to proceed with filing suit on the Ramada Drive property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	ABSENT		
Leslie Eaton	X		
Matthew Henehan	ABSENT		
Robert Kuhl	X		

David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to proceed with filing suit on the Ramada Drive Property was approved.

Motion to move forward with executing a writ on the judgment on the Wavecrest property as discussed in the Closed Session.

Motion: Stan Cook

Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to move forward with executing a writ on the judgment on the Wavecrest property as discussed in the Closed Session was approved.

Motion to approve the September Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the September Closed Meeting Minutes was approved.

A motion to Adjourn was offered by Linda Coblenz.

The Regular Business Meeting of 18 October 2023 was adjourned at 20:04PM.


Leslie Eaton, Board Secretary

15 November 2023
Date

