



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 DECEMBER 2023
REGULAR BUSINESS OPEN MEETING MINUTES

The 20 December 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
- Robert Kuhl
- David Martin
- Jennifer Taylor - Absent

Rachel Morales- General Manager

Comments from the Audience:

There were no requests to speak from the audience.

The Board reviewed the 15 November 2023 minutes. There were no corrections.

Motion to approve the 15 November 2023 Open meeting minutes.

Motion: Robert Kuhl

Second: Linda Coblentz

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

Vote: 6-For 0-Against 1-Abstain

The motion to approve the 15 November 2023 Open meeting minutes was approved.

President's Comments

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

Treasurer's Report

CD's	\$650,000.00	[Face Value/Cost Basis of the 6 CD's]
MM Fund	\$56,280.24	Current Yield 5.24%
Cash & Money Balances	0.00	(Any funds from last month used for investment transactions)
Gains	-5,228.50	(Unrealized Gains, i.e. LOSSES)
Accrued Interest	<u>3,726.98</u>	
	\$704,778.72	<u>Balance November 30, 2023</u>
		Estimated Annual Income is \$16,991.00

The Treasurer reviewed the CDs and the maturity schedule:

	DATE	RATE	AMMOUNT
COMMUNITY BANK DE	09/15/2023	0.35%	\$100,000
<u>REINVESTED</u> w/CHARLES SCHWAB on 9/18 @ 5.42% mat. 10/1/2024			
ALLY BANK Utah	04/29/2024	2.55%	\$100,000
COMMUNITY BANK DE	07/15/2024	3.25%	\$100,000
ALLY BANK Utah	07/29/2024	3.10%	<u>\$150,000</u>
		CD's	\$450,000
		CD's Transferred to UBS MM Acct Dec 2023	<u>+\$200,000</u>
			\$650,000

General Manager's Report

November collections for past due assessments: \$27,317
November collections from legal: \$4,234.88
Transfer fees and refinance fees: \$6,500
Resale certificates: \$650.00
Total collected from recent demand letters: \$38,702.31
Accounts Receivable: \$407,492.14
In-house Collections: \$53,404.88

The newsletter is scheduled to go out electronically in January.

Motion to approve the January Newsletter as presented.

Motion: Linda Coblentz

Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion to approve the January Newsletter was approved.

HPD PIP: There was no HPD PIP meeting for December.

ACLC: There was no ACLC meeting.

CLCWA: Linda did not go to the CLCWA meeting.

ARC: All of the ARC requests were approved by the committee. There was one commercial request and no variances.

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: The Special Committee will meet in January.

Trustee General Comments:

Matt: It is nice to see everyone.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:25 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:35PM.

Motion to send two accounts to Legal for deed violations 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 Henehan	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to send two accounts to Legal for deed violations as discussed in the Closed Session was approved.

Motion to send four accounts to Legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion to send four accounts to Legal as discussed in the Closed Session was approved.

Motion to approve the request to waive the Transfer Fees 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 Henehan		X	
Robert Kuhl		X	
David Martin		X	
Glenda Stroud		X	
Jennifer Taylor	ABSENT		

Vote: 0-For 7-Against 0-Abstain

The motion to approve the request to waive the Transfer Fees as discussed in the Closed Session was not approved.

Motion write-off the account balance of \$38.67 due to foreclosure 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	X		
Robert Kuhl	X		
David Martin	X		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 7-For 0-Against 0-Abstain

The motion to write-off the account balance of \$38.67 due to foreclosure as discussed in the Closed Session was approved.

Motion to approve the November Closed Meeting Minutes.

Motion: Leslie Eaton

Second: Terry Canup

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

Vote: 6-For 0-Against 1-Abstain

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

Motion to approve the Trustee Absences for Matt and Jennifer from the 15 November 2023 Board Meeting.

Motion: Terry Canup

Second: Linda Coblentz


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

Vote: 6-For 0-Against 1-Abstain

The motion to approve the Trustee Absences was approved.

A motion to Adjourn was offered by Matthew Henehan

The Regular Business Meeting of 20 December 2023 was adjourned at 19:37.


Leslie Eaton, Board Secretary

17 January 2024
Date