



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
17 JANUARY 2024
REGULAR BUSINESS OPEN MEETING MINUTES

The 17 January 2024 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 19:02 p.m.

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 Henchan
- Robert Kuhl
- David Martin - Absent
- Jennifer Taylor - Absent

Rachel Morales- General Manager

Comments from the Audience:

There were two requests to speak from the audience:

Pastor John Matthew from Clear Lake Baptist Church regarding the church redevelopment plans and a partnership with Palladium USA regarding potential development and the revenue will help them finance much of the work that is needed on the current building.

Kim Parker, Executive Director with Palladium USA of Dallas, TX provided an overview of the proposed 119-unit apartment development for the land owned by Clear Lake Baptist Church. They are seeking housing tax credits to help them develop the land.

The Board reviewed the 20 December 2023 Open meeting minutes. There were no corrections.
Motion to approve the 20 December 2023 Open meeting minutes.

Motion: Matthew Henchan

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		

Linda Coblentz	X		
Stan Cook			X
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 5-For 0-Against 1-Abstain

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

President's Comments

There were no comments from the President.

Motion to reestablish the Revision of Founding Documents committee.

Motion: Stan Cook

Second: Matthew Henehan

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

Vote: 6-For 0-Against 0-Abstain

The motion to approve reestablishing the Revision of Founding Documents committee was approved.

Treasurer's Report

CD's	\$450,000.00	[Face Value/Cost Basis of the 6 CD'd]
MM Fund	\$257,766.72	Current Yield 5.22%
Cash & Money Balances	0.00	(Any funds from last month used for investment transactions)
Gains	-3,758.50	(Unrealized Gains, i.e. LOSSES)
Accrued Interest	<u>4,194.80</u>	
	\$704,383.02	<u>Balance December 29, 2023</u>
		Estimated Annual Income is \$26,676.00

The Treasurer reviewed the CDs and the maturity schedule:

	DATE	RATE	AMOUNT
COMMENITY BANK DE	10/01/2024	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
COMMENITY 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>
			\$650,000.00
	Transfer BOA to		<u>-50,000.00</u>
	Operating Account		\$600,000.00

General Manager's Report

December collections for past due assessments: \$16,444

December collections from legal: \$8,630

Transfer fees and refinance fees: \$13,250

Resale certificates: \$975.00

Total collected from recent demand letters: \$39,869

The newsletter is scheduled to go out electronically in January.

There are a couple of updates that need to be made to the Management Certificate.

Motion to approve updates to the Management Certificate.

Motion: Stan Cook Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The motion to approve the updates to the Management Certificate was approved.

HPD PIP: There HPD PIP meeting was cancelled for December due to the weather.

ACLC: There was no report from the ACLC meeting.

CLCWA: The CLCWA said they are concerned about "cyber security". Nobody knows who is responsible for the connection from Exploration Green to the tap on the other side of the street.

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

Motion to approve with restrictions the pergola at 15526 Woodhorn as requested by the Architectural Review Committee.

Motion: Stan Cook

Second: Matthew Henehan

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

Vote: 6-For 0-Against 0-Abstain

The motion to approve with restrictions the pergola at 15526 Woodhorn 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: The Special Committee will try to meet in January.

Trustee General Comments:

Linda: A lack of affordable housing is a crisis in our country.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:37 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:57PM.

Motion to approve the December Closed Meeting minutes as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook			X

Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 5-For 0-Against 1-Abstain

The motion to approve the December Closed Meeting minutes as discussed in the Closed Session was approved.

Motion to approve the Trustee absences for December.

Motion: Leslie Eaton Second: Matthew Henehan

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

Vote: 5-For 0-Against 1-Abstain

The motion to approve the Trustee absences for December was approved.

Motion to send one Commercial account to Legal for deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Linda Coblentz

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

Vote: 6-For 0-Against 0-Abstain

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

Motion to send the Festival Drive property to Legal for uncured deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 6-For 0-Against 0-Abstain

The motion to send the Festival Street property to Legal for uncured deed violations as discussed in the Closed Session was approved.

Motion to send 10 residential accounts to Legal for collections as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 6-For 0-Against 0-Abstain

The motion to send 10 residential accounts to Legal for collections as discussed in the Closed Session was approved.

Motion to send the Cranborn account to Legal for a combo suit as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Robert Kuhl

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

Vote: 6-For 0-Against 0-Abstain

The motion to send the Cranborn account to Legal for a combo suit as discussed in the Closed Session was approved.

Motion to send the Saturn Lane account to Legal for a combo suit as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 6-For 0-Against 0-Abstain

The motion to send the Saturn Lane account to Legal for a combo suit as discussed in the Closed Session was approved.

Motion to proceed with a Writ of Execution for the Fairwind property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

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

Vote: 6-For 0-Against 0-Abstain

The motion to proceed with a Writ of Execution for the Fairwind property as discussed in the Closed Session was approved.

The General Manager and her team had a meeting with Vector Concepts, the manufacturer of our current floor. They have accepted responsibility for the floor issues and are going to replace a large section of the floor and work to match the lines on the basketball court so the seams cannot be seen and then they will repaint the lines. The remaining balance due is being held until the repairs are completed.

Motion to not hold a Board meeting on 31 January 2024

Motion: Leslie Eaton

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	ABSENT		
Glenda Stroud	X		
Jennifer Taylor	ABSENT		

Vote: 6-For 0-Against 0-Abstain

The motion to not hold a Board meeting on 31 January 2024 was approved.

A motion to Adjourn was offered by Matthew Henehan

The Regular Business Meeting of 17 January 2024 was adjourned at 20:20.


Leslie Eaton, Board Secretary


Date