



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

JULY 16, 2025

REGULAR BUSINESS OPEN MEETING MINUTES

The July 16, 2025, Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Stan Cook at 7:00 p.m.

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

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

- Rachel Morales – General Manager
- Jacob Morgen – Pending Trustee for Oakbrook West

Comments from the Audience:

Danell Fields, Community Engagement Director in City Council Member Twila Carter, visited to introduce herself and learn more about CLCCA. She discussed Carter’s advocacy of the Positive Soles collections of gently used shoes during the month of July. Donations support Harmony House, a group that works with the homeless. She briefly discussed the city’s program to get the unhoused off the streets and connected to services. She also mentioned Carter’s “I’m okay. Are you okay?” program for the prevention of domestic violence.

The Board reviewed the minutes from the 16 June Open Meeting, correcting one spelling error. Motion to approve the 16 June minutes as corrected.

Motion: Stan Cook Second: Bob Kuhl

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

Vote: 6 for 0 against 1 abstain

The motion to approve the 16 June minutes as corrected passed.

Suspending the regular order, the Board considered the candidacy of Jacob Morgen for the vacancy in Oakbrook West.

Motion to approve Jacob Morgen as Trustee from Oakbrook West.

Motion: Stan Cook

Second: David Martin

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

Vote: 7 for 0 against 0 abstain

The motion to approve Jacob Morgen as Trustee from Oakbrook West was approved.

Jacob Morgen took the oath of office and was seated as a Trustee from Oakbrook West.

President's Report:

Motion to remove the CLCCA requirement to attend the Clear Lake City Water Authority monthly meeting.

Motion: Stan Cook

Second: Bob Kuhl

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

Vote: 8 for 0 against 0 abstain

The motion to remove the CLCCA requirement to attend the Clear Lake City Water Authority monthly meeting passed.

Motion to approve the updated committee assignments.

Motion: Stan Cook

Second: Bob Kuhl

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

Vote: 8 for 0 against 0 abstain
 The motion to approve the updated committee assignments passed.

Treasurer's Report:

Glenda Stroud will authorize the renewal of the Heritage CD at the best rate we can get.

The high payroll this month is due to the summer camp counsellors and extra lifeguards. The other high payment to Country Corridor Disposal was for an extra dumpster for debris removal.

General Manager's Report:

CLCCA received a \$2,225.09 dividend for its commitment to workplace safety and loyalty to Texas Mutual.

June in-house collections:	\$11,445
June collections from legal:	\$19,950
Transfer fees:	\$13,025
Resale certificates	\$0
<u>ARC Fees:</u>	<u>\$280</u>
Total	\$44,700

June rentals: \$10,948

The reduction in hours for both the Recreation Outdoor Pool and the Krueger Park Pool because of extremely low attendance led to a discussion of the causes of the attendance problems—everything from private pools to cell phones to mothers' working—and to possible responses other than closing.

With two weeks left to go, CLCCA Summer Camp has already netted \$55,556.95 and seems to have fully recovered the effects of the pandemic.

Upcoming events: Clear Lake City Soccer League begins at the end of August, and the Fall Festival is October 25th

HPD PIP: No report

ACLC: No report

ARC: Ten applications were approved, and one was referred to the Board for a variance.

Motion to approve the variance to match the existing fence.

Motion: Stan Cook

Second: Bob Kuhl

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

Vote: 8 for 0 against 0 abstain
 The motion to approve the variance to match the existing fence passed.

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 for the Revision of Restrictive Covenants: No Meeting. No report.

Special Committee for the Revision of Founding Documents: No Meeting. No report.

Trustee General Comments: All the returning trustees congratulated and welcomed Jacob Morgen to the board.

Comments from the Audience: There were no comments from the audience.

The Open Meeting was adjourned at 8:18 p.m. to go into the Closed Meeting.

After the Closed Meeting, the Open Meeting came back to order at 8:43 p.m.

Motion to approve the absence from the May meeting.

Motion: Stan Cook

Second: Bob Kuhl

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

Vote: 6 for 0 against 2 abstain

The motion to approve the absence from the May meeting passed.

Motion to approve the minutes of the June Closed Meeting,

Motion: Stan Cook

Second: Bob Kuhl

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

Vote: 6 for 0 against 2 abstain

The motion to approve the minutes of the June Closed Meeting passed.

Motion to file suit on five properties as discussed in Closed.

Motion: Linda Coblentz

Second: Matthew Henehan

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

Vote:8 for 0 against 0 abstain

The motion to file suit on five properties as discussed in Closed passed.

Motion to move the Reseda Townhome property to legal for collection as discussed in Closed.

Motion: Linda Coblentz

Second: David Martin

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

Vote:8 for 0 against 0 abstain

The motion to move the Reseda Townhome property to legal for collection as discussed in Closed passed.

Motion to move one property to legal for unresolved deed violations as discussed in Closed.

Motion: Linda Coblentz

Second: Bob Kuhl

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

Vote:8 for 0 against 0 abstain

The motion to move one property to legal for unresolved deed violations as discussed in Closed passed.

Motion to approve a credit of \$63.75 for late fees on the Redway property as discussed in Closed.

Motion: Linda Coblentz

Second: Bob Kuhl

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

Vote: 8 for 0 against 0 abstain

The motion to approve a credit of \$63.75 for late fees on the Redway property as discussed in Closed passed.

Motion to cancel the July 30 meeting.

Motion: Terry Canup

Second: Matthew Henehan

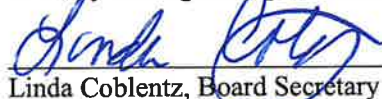
	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	abs		
Matthew Henehan	X		
Robert Kuhl	X		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to cancel the July 30 meeting passed.

Matthew Henehan moved to adjourn.

The July 16 Regular Open Business Meeting was adjourned at 8:55 p.m.


Linda Coblentz, Board Secretary


Date