



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC
 OPEN MEETING MINUTES
 SEPTEMBER 17, 2025

The Clear Lake City Community Association, Inc. Board of Trustees meeting was called to order at 7:00 p.m. by President Stan Cook.

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

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

Rachel Morales -- General Manager

No comments from the audience

The Board reviewed the Open Meeting Minutes from August 20.

Motion to approve the corrected August 20 Open Meeting Minutes

Motion by Stab Cook Seconded by Bob Kuhl

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

Vote: for 4 against 0 abstain 2

The motion to approve the corrected August 20 Open Meeting Minutes as corrected failed for lack of an eligible quorum.

Motion to approve the corrected May 21, 2025, Open Meeting Minutes

Motion by Stan Cook Seconded by Bob Kuhl

	FOR	AGAINST	ABSTAIN
Terry Canup	Absent		
Linda Coblantz	X		

Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	Absent		
Robert Kuhl	X		
David Martin	Absent		
Jacob Morgen			X
Glenda Stroud	X		

Vote: for 5 against 0 abstain 1

The motion to approve the May 21, 2025, Open Meeting Minutes passed.

Officers Reports

President's Report- Mr. Cook reported on the moisture and mold problems in the gym because of the old vents that were left in place. We're currently working to remove paint, ceilings, and vents.

Vice President's Report- Mr. Canup was absent.

Treasurer's Report - Mrs. Stroud reported an active financial month with a balance in the operating fund \$192,688.21 including a transfer of \$3,135.82 from the merchant account, resulting in a balance of \$3,530 in the Merchant account. Late arriving credits from the pool chemical company for a lower negotiated price for chlorine resulted in a consolidated total of \$9,452.50 for all pools this month.

General Manager's Report- Ms. Morales

August in-house collections:	\$43,717
August collections from legal:	\$3,844
Transfer Fees:	\$21,600
Resale Certificates:	\$1,625
<u>ARC Fee:</u>	<u>\$350</u>
Total	\$71,136

This month's Communicator is important because of all the Fall activities coming up. It goes to everyone but commercial.

Motion to approve October Communicator expense.

Motion by Stan Cook

Seconded by Bob Kuhl

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

Vote: 6 for 0 against 0 abstain

The motion to approve October Communicator expense passed.

Aquastar wants to sub-lease the Oakbrook West Pool to Lutheran South for swim practice. They will

cover insurance as well. Such a lease requires CLCCA's approval as well. Currently, Aquastar pays all the expenses, upkeep, and improvements but pays no rent to us. They save us the maintenance expenses for what would be a largely unused pool.

Motion to approve Aquastar sublet agreement with Lutheran South

Motion by Stan Cook

Seconded by Bob Kuhl

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

Vote: for 6 against 0 abstain 0

The motion to approve Aquastar sublet agreement with Lutheran South passed.

The Board discussed the Futsal Agreement and another round of changes to the days they want to pay for. We budgeted for the amended agreement for 4 days of use. The Board asked for more clarification about future plans.

Mr. Cook tabled the request.

Fall Festival has \$4000 worth of sponsors: HEB (Golden), AFC Urgent Care (Golden), McDonald's (Silver), Tactical (Silver), Lunar Landing (Silver), TLE Learning Center (Silver).

The busy schedule of fall events has begun:

Clear Lake City Soccer League began September 8 with 42 participants.

Clear Lake City NFL Flag Football League began September 9 with 19 participants.

Critter Expo, October 11 & 12

Halloween Bingo, October 24, 6-8 — Register online, and wear your costume

Fall Festival and 1K Kids & 5K Boo Dash, October 25, 5-9 pm

Family Flag Football Tournament, November 15, 12-5 pm

HPD PIP-Mr. Kuhl – No report

ACLC-Mr. Canup - No report

Motion to approve the variance for a 6'6" fence sent to the Board by the ARC

Motion by Stan Cook

Seconded by Bob Kuhl

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

Glenda Stroud	X		
---------------	---	--	--

Vote: 6 for 0 against 0 abstain

The motion to approve the variance for a 6'6" fence sent to the Board by the ARC passed.

Standing Committees

- Budget and Finance - Ms. Stroud - no meeting, no report
- Bylaws & Policies - Mr. Canup – no meeting, no report
- Communications – Ms. Coblentz - no meeting, no report
- Elections - Mr. Kuhl - no meeting, no report
- Facilities - Mr. Cook - no meeting, no report
- Personnel - Mr. Cook - no meeting, no report

Special Committee Reports:

- Revision of Restrictive Covenants - Mr. Cook - no meeting, no report
- Revision of Founding Documents - Mr. Cook- no meeting, no report
- Revenue Enhancement - Mr. Cook - October 7 meeting scheduled

Trustees General Comments

Bob Kuhl likes the new website. It makes more sense.

No Comments from the audience.

Recess to Business Closed Meeting at 7:54 pm.

Recommence Open at 8:08.

There was no quorum to approve trustees' absences or the September Closed Meeting minutes.

Motion to move the Buoy property to legal for unresolved deed restrictions as discussed in the closed session.

Motion by Linda Coblentz

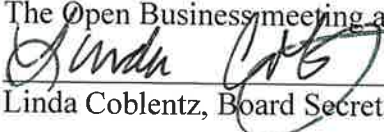
Seconded by Bob Kuhl

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

Vote: 6 for 0 against 0 abstain

The motion to move the Buoy property to legal for unresolved deed restrictions as discussed in the closed session passed

The Open Business meeting adjourned at 8:10 pm.


Linda Coblentz, Board Secretary

10/27/2025
Date