



CLEAR LAKE CITY COMMUNITY ASSOCIATION  
 OPEN BUSINESS MEETING MINUTES  
 AUGUST 20, 2025

The August 20, 2025, Open Meeting of the Clear Lake City Community Association, Inc. Board of Trustees meeting was called to order 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 Absent
- Leslie Eaton
- Matthew Henehan Absent
- Robert Kuhl
- David Martin
- Jacob Morgen Absent

Rachel Morales – General Manager

**Comments from the Audience**

No comments.

The Board reviewed the July 16 Open Meeting Minutes.

Motion to approve the July 16 minutes.

Motion by Stan Cook

Seconded by Terry Canup

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

Vote: 5 for            0 against            1 abstain

The motion to approve the July 16 minutes passed.

The Board considered the November 20, 2024, minutes  
 Motion to approve the revision to the November 20, 2024, Board Open Meeting minutes

Motion by Stan Cook

Seconded by Terry Canup

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

Vote: 6 for 0 against 0 abstain

The motion to approve revision to the November 20, 2024, Board Meeting Minutes passed.

**Officers Reports**

President's Report – Mr. Cook reminded board members not to interface with staff about policy and day-to-day activities in the facilities.

Vice President’s Report – Mr. Canup observed that most board members are boomers and can therefore tolerate the occasional boom.

Treasurer’s Report – Ms. Morales reported for Ms. Stroud. The balance on July 31, 2025, was \$592,125.89. A transfer of \$50,000 from the operating fund to the UBS account to replace some of \$75,000 transferred to the operating fund in January. When the \$100,000 CD with Heritage Bank matured on July 25, 2025, the money was reinvested with Goldman Sachs at 4.29%. On July 30, 2025, another \$40,000 was transferred from operating to the USB account.

**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 Mtg. TBA

**General Manager’s Report – Ms. Morales**

July in-house collections:	\$94,746
July collections from legal:	\$14,660
Transfer fees:	\$11,200
Resale certificates	\$2,600

<u>ARC Fees</u>	<u>\$175</u>
Total	\$123,381

July rentals totaled \$9,909

We are advertising our events and sports leagues with flyers dropped off wherever we can and online. Bianca and Ahmed are actively recruiting sponsors and advertisers.

Camp was a rousing success this year high because of increased enrollment and replacement and addition of basic equipment, so the net income \$45,148. Georgi Perry did an excellent job organizing summer camp this year.

At the successful Lunar Landing Fun Run, Running Alliance donated \$500 to be used at the Fall Festival.

Upcoming Events: Clear Lake City NFL Flag Football League and the Clear Lake City Fall Soccer League begin the second week September; Critter Expo, October 11 and 12, Halloween Bingo, October 24; Fall Festival and 1K kids and 5K Boo Dash, October 25; Family Flag Football Tournament, November 15.

The shrubs on El Dorado haven't recovered from the freeze and need to be replenished. Special thanks to Nef Trejo and several Meadowgreen volunteers who cleaned up and replanted at the Meadowgreen monuments.

**HPD PIP** – Mr. Kuhn reported on statistics from the Clear Lake area, which begins at College Avenue and ends NASA 1, running down both sides of the Gulf Freeway. Most reports are in the airport and Edgebrook area. The police are expecting license plate thefts to skyrocket now that dealer paper plates are gone. The homeless area behind Sam's generated reports of criminal activities.

At the July meeting representatives from 311 reported that they've had 1.5 million calls this year, mostly about trash pickup and water, and they do transfer calls to outside agencies.

**ACLCLC** – Mr. Canup reported on upcoming grants for public art and on a September 11 Remembrance Day

**Architecture Review** – Meeting held Augst 14

9 proposed changes. Approved 7 Approved with restrictions 2 Rejected 0 Variances needed 0

**New Special Committee – Revenue Enhancement**

Mr. Cook and Ms. Morales introduced an idea for increasing revenue, basically imposing on NEW OWNERS ONLY a Community Service Charge in addition to the original assessment. The committee will determine the exact rates to be charged and will organize with volunteers from the community distribution of information and ballots by mailing and walking the neighborhoods. As the plan proceeds the committee will need legal help with wording and document.

Motion to appoint the Revenue Enhancement Committee

Motion by Stan Cook

Seconded by Linda Coblentz

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

Jacob Morgen	Absent		
Glenda Stroud	Absent		

Vote: 6 for 0 against 0 abstain

The motion to appoint the Revenue Enhancement Committee Passed

Motion to seek legal counsel for direction and document creation for Revenue Enhancement

Motion by Stan Cook

Seconded by Terry Caup

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

Vote: 9 for 0 against 0 abstain

The motion to seek legal counsel for direction and document creation

**Trustees General Comments**

Ms. Coblentz asked whether CCLCA can issue deed restriction violations for a condition visible only from a neighbor's backyard and discovered that all that is necessary is a picture and a complaint.

The Board recessed to Closed Business Meeting at 7:44.

The Board again convened the Open business meeting at 7:55

Motion to approve the July 18 minutes of the Closed Business Session

Motion by Linda Coblentz

Seconded by Stan Cook

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

Vote: 5 for 0 against 1 abstain

The motion to approve the July 18 minutes of the Closed Business Session passed.

Motion to excuse absences from July 18 meeting

Motion by Linda Coblentz

Seconded by Stan Cook

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

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

Vote: 5 for 0 against 1 abstain

The motion to excuse absences from July 18 meeting passed.

Motion to move 28 accounts to legal for collections as discussed in Closed

Motion by Linda Coblentz

Seconded by Terry Canup

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

Vote: 6 for Against: 0 Abstain: 0

The motion to move 28 accounts to legal for collections as discussed in Closed passed.

Motion to post the University Green property for sale as discussed in Closed

Motion by Linda Coblentz

Seconded by Robert Kuhl

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

Vote: 6 for Against: 0 Abstain: 0

The motion to post the University Green property for sale as discussed in Closed passed.

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

Motion by Linda Coblentz

Seconded by Terry Canup

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

David Martin	X		
Jacob Morgen	Absent		
Glenda Stroud	Absent		

Vote: 6 for      Against: 0      Abstain: 0

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

A motion to adjourn was made by Leslie Eaton. The Regular Business Meeting of August 20, 2025, adjourned at 8:00 p.m.



Linda Coblentz, Board Secretary

11/20/25

Date