



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
18 JUNE 2025
REGULAR BUSINESS OPEN MEETING MINUTES

The 18 June 2025 Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 19:00 p.m.

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

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

Rachel Morales- General Manager

Comments from the Audience:

Jake Morgan, who lives in OakBrook West, has never attended one of the meetings and was curious to attend one. He also was interested in learning how the maintenance of OakBrook West park is taken care of.

The Board reviewed the 21 May 2025 Open meeting minutes. There was only a punctuation correction.

Motion to approve the 21 May 2025 Open meeting minutes as corrected.

Motion: Stan Cook

Second: Robert Kuhl

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

| | | | |
|-----------------|--------|--|--|
| Glenda Stroud | X | | |
| Jennifer Taylor | ABSENT | | |

Vote: 8-For 0-Against 0-Abstain

The motion to approve the 21 May 2025 Open meeting minutes was approved.

President’s Report:

We had a very good meeting and Board Orientation on 17 June 2025.

Vice-President’s Report:

No comments.

Treasurer’s Report

The bank CD from Heritage Bank matures on 25 July 2025. We will have a meeting prior to the CD maturing and can discuss it at the next meeting. It is currently at 4.94% interest.

Where it says there are 10 uncleared refunds, it should read 9 because on 23 May 2025 we refunded \$72 to Seafarer Homes.

We also had \$5600 to Primo Air Masters for the compressor replacement and freon.

David Martin questioned the \$4500 on the income statement on a budget of \$800 for the Newsletter. Rachel explained that the budget was \$10,000 for the year and we actually spent \$4535. We are currently over \$833 for the year. The budgeted amount is spread over the 12 months of the year, which is the end of this month.

General Manager’s Report

Clearwater Chemicals sold their company to HASA and Rachel is going to try to talk with the sales representative and get our costs reduced.

April in-house collections for past due assessments: \$9,232

April collections from legal: \$3,603

Transfer Fees: \$11,200

Resale certificates: \$1950

ARC Fee: \$595

Total: \$26,580

Outstanding Accounts Receivable 5/31/2025: \$328,104

We have received the \$5,000 earnest money for the Bay Area Blvd property sale. The title company stated that the closing is set to be on or before 22 August 2025.

We received a \$500 sponsorship from McDonalds for the Fall Festival and Samantha is negotiating a \$1,000 annual sponsorship from HEB. She will be out in the community visiting commercial properties with the goal of getting additional commercial sponsorships, partnerships and advertisements for the October newsletter.

We've been talking about re-keying the facility for some time. A large number of the key blank styles are so old we cannot find them and we are having to go on eBay to find the blanks. Some of the doors in the gym do not need locks on them, which will reduce costs.

Motion to approve the expense for re-keying the facility locks as shown in the estimate.

Motion: Stan Cook

Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the expense for re-keying the facility locks as shown in the estimate was approved.

May Rentals: \$15,027

Gym: \$4,332

Rooms: \$3,400

Pool: \$7,295

The Shark swim team agreed to a short-term lease Monday – Thursday during the months of June and July. They will also offer swim lessons to the campers and the community. They will also consider being a sponsor for the Fall Festival and we are discussing their interest in renting and managing one of the outlying pools, similar to the Aquanauts at Oakbrook West.

The City of Webster signed another agreement to use the outdoor pools Tuesdays and Thursdays.

Outdoor Pools & Rec Center: Mondays we are closed for maintenance and cleaning. Tuesday thru Friday we are open 4-7pm and Saturdays & Sundays from noon – 6pm. The Kreuger Park pool is expected to open this Saturday so it will be open Saturdays & Sundays from 1-6pm. We just passed all inspections for our pools and passed the state inspection for the water slide. They did say that by next year we are going to have to sandblast the slide and the stairs, and repaint them. There are several areas that are rusted that Shannon said he can take care of.

Summer camp is in full swing. We are averaging 50-60 kids per week. Georgi is doing a great job managing it. We had our camp inspection today and we passed everything.

Upcoming Events: Critters - 02-03 August; Clear Lake Fall Soccer League – 11 August; Fall Fest - 25 October.

HPD PIP: No report.

CLCWA: Linda was unable to call in to the meeting.

ACLC: This was the longest ACLC meeting we've had. There was a discussion about super-neighborhoods and whether the ACLC wants to go back to being a super-neighborhood. The city discouraged us because we are autonomous now. If we become a Super-Neighborhood, we would then be under the control of the City of Houston. Angela from Harris County was at the ACLC meeting and they got the approval to build the civic center at Sylvan Rodriguez Park. They have the money for it and it will take a year or two to get it done. There will eventually be a facility for meetings and things at Sylvan Rodriguez Park. There's no trash pick up this week because of Juneteenth. There will not be an ACLC meeting in July.

ARC: Everything was approved and there were no variances.

Budget & Finance: No meeting. No report.

Bylaws & Policies: No meeting. No report.

Communications: No meeting. No Report.

Elections: Motion to approve the final report of the election results. Stan Cook and Linda Coblentz were unopposed and are automatically re-elected. No one ran for the Oakbrook West position.

Motion: Stan Cook Second: David Martin

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the final report of the election results was approved.

Facilities:

Motion to accept the contract with NASA Area Little League, as per the contract.

Motion: Stan Cook Second: David Martin

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|----------------|-----|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |

| | | | |
|-----------------|--------|--|--|
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Jennifer Taylor | ABSENT | | |

Vote: 8-For 0-Against 0-Abstain

The motion to accept the contract with NASA Area Little League was approved.

Personnel: No meeting. No report.

Special Committee Revision of Restrictive Covenants: No meeting. No report.

Trustee General Comments:

Stan Cook thanked the Board for approving the NASA Area Little League contract.

Comments from the Audience:

There were no comments from the audience.

The Open meeting was adjourned at 19:35 in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:01PM.

Motion to approve the abstract of judgment on the University Green property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the abstract of judgment on the University Green property as discussed in the Closed Session was Approved.

Motion to approve the May 2025 Closed Meeting minutes.

Motion: Leslie Eaton Second: Stan Cook

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|-----|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |

| | | | |
|-----------------|--------|--|--|
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Jennifer Taylor | ABSENT | | |

Vote: 8-For 0-Against -Abstain

The motion to approve the May 2025 Closed Meeting minutes was Approved.

The President welcomed back the re-elected Trustees from Oakbrook and Camino South.

Linda Coblentz and Stan Cook read the Oath of Office for their positions.

Motion to seat the newly elected Board Members.

Motion: Terry Canup Second: Robert Kuhl

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | | | X |
| Stan Cook | | | X |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 6-For 0-Against 2-Abstain

The motion to seat the newly elected Board Members was approved.

The Board discussed the open position in Oakbrook West. Rachel will post that the Oakbrook West position is open for applications to serve on the Board.

Motion to approve the electronic newsletter content as amended.

Motion: Stan Cook Second: Linda Coblentz

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

The motion to approve the electronic newsletter content as amended was approved.

Terry Canup then called for nominations for Board President for the next year.

Leslie Eaton nominated Stan Cook for President.

There were no other nominations and Stan Cook is the President by acclamation.

Nominations for Vice-President:

David Martin nominated Terry Canup for Vice President.

There were no other nominations and Terry Canup is Vice President by acclimation.

Terry Canup passed the gavel to Stan Cook.

Nominations for Secretary:

Leslie Eaton was nominated and declined. Linda Coblentz was nominated by Leslie Eaton.

There were no other nominations and Linda Coblentz is the Secretary by acclimation.

Nominations for Treasurer:

Stan Cook nominated Glenda Stroud for Treasurer.

There were no other nominations and Glenda Stroud and is the Treasurer by acclimation.

Stan Cook received the committee assignments from Terry Canup and tabled the committee assignments until next month.

Motion to appoint the ARC committee.

Motion: Stan Cook Second: David Martin

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

The motion to appoint the ARC committee was approved.

Motion to appoint new Bank of America & UBS account signatories per Bylaw 9.2.

Motion: Stan Cook Second: Terry Canup

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

The motion to appoint new Bank of America & UBS account signatories per Bylaw 9.2 was approved.

Motion to approve review and approve the new committee assignments.

Motion: Stan Cook Second: Robert Kuhl

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

The motion to approve the new committee assignments was approved.

Motion to reinstate the Revision of Restrictive Covenants committee.

Motion: Stan Cook Second: Terry Canup

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

The motion to reinstate the Revision of Restrictive Covenants committee was approved.

Motion to reinstate the Revision of Founding Documents committee.

Motion: Stan Cook Second: Robert Kuhl

| TRUSTEE | FOR | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup | X | | |
| Linda Coblentz | X | | |
| Stan Cook | X | | |
| Leslie Eaton | X | | |
| Matthew Henehan | X | | |
| Robert Kuhl | X | | |
| David Martin | X | | |
| Glenda Stroud | X | | |
| Oakbrook West | Vacant | | |

Vote: 8-For 0-Against 0-Abstain

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

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 18 June 2025 was adjourned at 20:23.


Leslie Eaton, Board Secretary


Date