



**Board of Trustees
Business Open and Closed Meeting Agendas
November 19, 2025**

The Clear Lake City Community Association, Inc. Board of Trustees meeting is scheduled for **7:00 p.m. on Wednesday, November 19, 2025**. The meeting will be held in Boardroom B, at the Clear Lake City Community Association Sports and Recreation Complex, located at 16511 Diana Lane, Houston, TX 77062.

BUSINESS OPEN MEETING AGENDA

- 1. Establish a quorum and call the Business Open Meeting to order.**
- 2. Please turn all cellular phones to vibrate or off.**
- 3. Comments from the Audience (10 Minutes Maximum)** **If you wish to address the board, please complete the online form located on the website and submit it to Rmorales@clcca.org no later than 5:00pm on November 19, 2025. You may also bring this form with you to the meeting.*
 - a. Texas State Law prohibits the Board of Trustees from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act 551.042. Comments should be limited to **two (2) minutes** per policy and directed to the entire board, not individual members, or the audience. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual or creating a disturbance shall be cause for termination of speaking privileges and the guest will be removed from the meeting either voluntarily or involuntarily with the assistance of Texas Law Enforcement.
 - b. As appropriate, Trustees may respond to an inquiry if listed on the agenda or to identify the policy or procedure applicable to the inquiry or to request placing the inquiry on a future agenda.
- 4. Consider and approve the August 20, 2025 Open Board Meeting Minutes**
- 5. Consider and approve the October 15, 2025 Open Business Meeting Minutes**
- 6. Officers Reports**
 - a. President's Report – Mr. Cook
 - i. General comments
 - ii. Discussion and motion to approve the excess liability insurance premium
 - iii. Discussion and motion to approve requested amendments to the 1150 Gemini property deed provided by Friendswood Development Company
 - b. Vice President's Report – Mr. Canup
 - c. Treasurer's Report – Mrs. Stroud
 - i. Present status of CLCCA finances and related activities
 - ii. CD renewals and make necessary motions
- 7. General Manager's Report** – Ms. Morales
- 8. HPD PIP** – Mr. Kuhl, Scheduled 3rd Monday of the month
- 9. ACLC** – Mr. Canup, Scheduled 2nd Wednesday of the month
- 10. Standing Committee Reports:**
 - a. **Architecture Review** – Meeting held November 13
 - i. *Discussion and motion to approve any variances brought before the Board by the Committee's request. (R-1563)1430 Neptune-Fence, (R-1564) 15512 Tadworth-Fence, (C-506) 1200 Ramada-New Bathroom Building*
 - b. **Budget and Finance** – Ms. Stroud – no meeting, no report
 - c. **Bylaws & Policies** – Mr. Canup – Meeting scheduled December 2nd at 6pm

- d. **Communications** – Mr. Martin – Meeting held October 27th
 - i. Discussion and motion to approve marketing strategy using the final ballot and petition.
- e. **Elections** – Mr. Kuhl – no meeting, no report
- f. **Facilities** – Mr. Cook – no meeting, no report
- g. **Personnel** – Mr. Cook – no meeting, no report

11. Special Committee Reports:

- a. Revision of Restrictive Covenants – Mr. Cook – no meeting, no report
- b. Revision of Founding Documents – Mr. Cook – no meeting, no report
- c. Revenue Enhancement – Mr. Cook – no meeting, no report

12. Trustees General Comments (Left to Right) 2 Minutes, President going last

13. Comments from the audience (20 Minutes Maximum)

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- b. As appropriate, Trustees may respond to an inquiry if listed on the agenda or to identify the policy or procedure applicable to the inquiry or to request placing the inquiry on a future agenda.

14. Recess to Business Closed Meeting under Texas Government Code Chapters 551.071 & 551.072, at: _____ . Commence Business Closed Meeting at: _____ .

BUSINESS CLOSED MEETING AGENDA

A. President’s General Comments

- i. Trustee Absences

B. Vice President Comments

C. Treasurer’s Comments

D. GM Report

- i. Legal report
- ii. Collections & request(s)
- iii. Deed violation(s), concern(s), and requests(s)

E. Review the August 20, 2025 Closed Meeting Minutes

F. Review the October 15, 2025 Closed Meeting Minutes

Recess Business Closed Meeting and return to Business Open Meeting under Texas Government Code Chapter 551.002 and 551.102 at: _____ .

Recommence Open Meeting Agenda at: _____ .

BUSINESS OPEN MEETING AGENDA (continued)

15. Consider and approve the August 20, 2025 Closed Meeting Minutes

16. Consider and approve the October 15, 2025 Closed Meeting Minutes

17. Motion to approve Trustee Absences

18. Any subsequent motions arising from Closed Meeting Discussions

Adjourn the Business Open Meeting at: _____

Rachel Morales, CLCCA General Manager

**Note: Whenever any agenda item is not ready for action at the time it is reached on the agenda that item shall be placed at the end of the agenda for action when all other agenda items have been considered or may be skipped entirely. The Presiding Officer of the Board of Trustees reserves the right to take up agenda items out of the order in which they are posted on this agenda.*