

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

Vote: 5 for 0 against 2 abstain

The motion to approve the October 15, 2025, Open Meeting minutes passed.

President's Report – Mr. Cook discussed the excess liability insurance, which probably helps people to determine how much to sue us for.

Motion to approve the insurance premium for \$2 million excess liability coverage

Motion by Stan Cook

Seconded by Bob 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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to approve the insurance premium for the insurance premium for \$2 million excess liability coverage passed.

The people who bought the property on Gemini need a deed restriction change to develop a commercial property as they intend. They applied to Friendswood Development, who asked the Board to approve the change. (However, the current version of Friendswood Development cannot legally change our founding documents, bylaws, or deed restrictions.)

Motion to approve requested amendments to the Gemini property deed provided by Friendswood Development Company

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	X		
Glenda Stroud	X		

Vote: 7 for 0 against 1 abstain

The motion to approve requested amendments to the Gemini property deed provided by Friendswood Development Company passed.

Vice President's Report – Mr. Canup had no report at this time.

Treasurer's Report – Mrs. Stroud discussed the present status of CLCCA finances. The Association has four CDs maturing January, February, March, and April. The month was busy financially with the Fall Festival and the expenses for the repairs in the gymnasium, both pending and completed.

General Manager's Report – Ms. Morales

In-House Collections	\$37,652
Collections from Legal	\$ 6,810
Transfer Fees	\$15,065
Resale Certification	\$ 0
ARC Fees	\$ 140
Total	\$59,667

The new passive vents of the gymnasium were installed. The humidity is already dropping.

The Fall Festival was a success, with over 400 people attending and a net income of 1,038.36. the Fall Bingo yielded \$596.00 and a request for more holiday bingo events. October rentals brought in \$5,143.

HPD PIP – Mr. Kuhl did not go to the meeting.

ACLIC – Mr. Canup reported on a great meeting that provided information about all the commercial development in this area. The City of Houston currently has no solution to the problem of heavy trash and tree debris collecting in streets and yards throughout the Clear Lake area.

Standing Committee Reports:

Architecture Review

Motion to approve the fence height on Neptune

Motion by Terry Canup

Seconded by Jacob Morgen

	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	X		

Glenda Stroud	X		
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Vote: 8 for 1 against 0 abstain

The motion to approve the fence height at Neptune passed.

Motion to approve the fence height on Tadworth

Motion by Stan Cook Seconded by Jacob Morgen

	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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to approve the variance for fence height on Tadworth passed.

Motion to approve new bathroom building at 1200 Ramada

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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to approve new bathroom building at 1200 Ramada passed.

Budget and Finance – Ms. Stroud – no meeting, no report

Bylaws & Policies – Mr. Canup – Meeting scheduled December 2nd at 6 pm

Communications – Mr. Martin reported that it’s hard to sell ads in the newsletter, so they are considering advertising on the website and other ways to communicate. The committee also discussed getting the data about the need for revenue enhancement out in an understandable form.

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 – no meeting, no report

Trustees General Comments

Terry Canup punned about the ice machine at Home Depot. Glenda Stroud recalled the lack of recreation activities in Clear Lake City in 1967. Jacob Morgen asked if the baseball people would consider building a parking lot to alleviate the street parking problems on Bonanza.

There were no comments from the audience.

Recessed to Business at Closed Meeting 8:10.

Open Meeting Reconvened at 8:30.

Motion to approve the August 20, 2025, Closed Meeting Minutes

Motion by Linda Coblentz

Seconded by Bob 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			X
Glenda Stroud			X

Vote: 6 for 0 against 2 abstain

The motion to approve the August 20, 2025, Closed Meeting Minutes passed.

Motion to approve the October 15, 2025, Closed Meeting Minutes

Motion by Linda Coblentz

Seconded by Bob 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	X		
Glenda Stroud	X		

Vote: 6 for 0 against 2 abstain

The motion to approve the October 15, 2025, Closed Meeting Minutes passed.

Motion to excuse trustee absences on August 20, 2025, as discussed in Closed

Motion by Linda Coblentz

Seconded by David Martin

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

Vote: 6 for 0 against 2 abstain

The motion excuse trustee absences on August 20, 2025, as discussed in Closed passed.

Motion to excuse trustee absences on October 15, 2025, as discussed in Closed

Motion by Linda Coblentz

Seconded by Leslie Eaton

	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	X		
Glenda Stroud	X		

Vote: 6 for 0 against 2 abstain

The motion to excuse trustee absences on October 15, 2025, as discussed in Closed passed.

The motion file suit in district court on five properties 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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

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

Motion to move the OBW property to legal for unresolved deed violation

Motion by Linda Coblentz

Seconded by David Martin

	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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to move the OBW property to legal for unresolved deed violation passed.

Motion to write off \$368.46 for the University Green patio home

Motion by Linda Coblentz

Seconded by Bob 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	X		
Glenda Stroud	X		

Vote: 8 for 0 against 0 abstain

The motion to write off \$368.46 for the University Green patio home passed.

The meeting adjourned at 8:40 p.m.



Linda Coblentz, Board Secretary

12/17/25

Date