



Board of Trustees Open Meeting Minutes December 17, 2025

The Clear Lake City Community Association, Inc. Board of Trustees open meeting was called to order at 7:00 p.m. on Wednesday, December 19 by President Stan Cook.

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

- President – Stan Cook
- Vice President – Terry Canup – Left after DRV Hearing and motion to approve minutes.
- Secretary – Linda Coblentz
- Treasurer – Glenda Stroud
- Leslie Eaton
- Matthew Henehan - Absent
- Robert Kuhl
- David Martin
- Jacob Morgen

Rachel Morales -- General Manager

The Board recessed to closed session for a DRV hearing at 7:03 p.m.

The Board returned to the open meeting at 7:25 p.m.

Comments from the Audience

Garrett Grassau, the representative of Orangestone Gemini, the company developing the property at Bay Area and Sea Wolf, answered questions about the proposed Kirby Ice House at that location. It will be 8,000 square feet. Construction will begin in January 2026 with completion in August 2026.

Minutes

Mr. Canup moved to approve the minutes of the November 19, 2025, Open Meeting. Mr. Kuhl seconded the motion.

	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		

8 for

0 against

0 abstain

The motion to approve the minutes of the November 19, 2025, Open Meeting passed.

President’s Report

Mr. Cook reminded the board that all the board members need to be involved in the Revenue Enhancement campaign.

Vice President’s Report – No report

Treasurer’s Report – Mrs. Stroud discussed the current status of current CLCCA finances, emphasizing that we have CDs coming due in the early part of the new year. There is uncertainty about the rates, but we know they will be coming done. We repaid a transfer to UBS of \$50,000.

General Manager’s Report

Mr. Cook moved to approve the January newsletter content. Ms. Eaton seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the January newsletter content passed.

The gymnasium ceiling paint will be postponed until May, 2026.

Aquastar Swim Team received their 501c3 non-profit status and presented amendments to the current agreement with CLCCA. The board proposed additional changes and tabled the discussion until the general manager could discuss the additional changes with Amy from Aquastar.

Upcoming Events:

Community Health Fair (Feb. 28th)

Critter Expo (March 21 & 22)

Spring Festival (March 28th)

HPD PIP – Mr. Kuhl reported that as usual, the December meeting was cancelled. The January meeting will probably be the 12th.

ACLC – Mr. Canup – No report.

Standing Committee Reports

ARC

Mr. Cook moved to approve the new construction called the Kirby Ice House as proposed. Mr. Martin seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the new construction called the Kirby Ice House as proposed passed.

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

Communications – Mr. Martin – Meeting held December 1, 2025

Mr. Martin moved to approve final ballot. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the final ballot passed.

Mr. Martin moved to approve VoteHOANow Election Website and cost. Mr. Kuhl seconded the motion.

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

7 for against abstain

The motion to approve VoteHOANow Election Website and cost passed.

Mr. Martin moved to approve the draft marketing strategy. Ms Coblentz seconded the motion.

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

7 for against abstain

The motion to approve the draft marketing strategy passed.

Bylaws & Policies – Mr. Canup – Meeting held December 2, 2026

Mr. Cook moved to approve the recommended changes to the Bylaws. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve recommended changes to the Bylaws

Mr. Cook moved to approve the recommended changes to the Board of Trustees and Meetings policies. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the recommended changes to the Board of Trustees and Meetings policies passed.

Mr. Cook moved to approve recommended changes to the Committee & Charter policies. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve recommended changes to the Committee & Charter policies passed.

Mr. Cook moved to approve of the recommended changes to the Ethics policies. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the recommended changes to the Ethics policies passed.

Mr. Cook moved to approve recommended changes to the Finance policies. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the recommended changes to the Finance Policy passed.

Mr. Cook moved to approve recommended changes to the General POA Guidelines Policy. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the recommended changes to the General POA Guidelines Policy passed.

Mr. Cook moved to approve recommended changes to the Recreation Policy. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the recommended changes to the Recreation Policy passed.

- Elections* – No meeting, no report
- Facilities* – No meeting, no report
- Personnel* – 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

Trustee’s General Comments - None
Comments from the Audience- None

Recessed for Closed Business Meeting at 8:55 p.m.

Open Business Meeting Recommended 9:05

Ms. Coblentz moved to approve the Closed minutes of the November 19th meeting. Mr. Martin seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the Closed minutes of the November 19th meeting passed.

GM

Ms. Coblentz moved to send the Buoy account to legal for collections as discussed in closed. Mr. Morgen seconded the motion.

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

7 for 0 against 0 abstain

The motion to send the Buoy account to legal for collections as discussed in closed passed.

Ms. Coblentz moved to send the Meadowgreen account to legal for deed violations and collections as discussed in closed. Mr. Kuhl seconded the motion.

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

7 for 0 against 0 abstain

The motion to send the Meadowgreen account to legal for deed violations and collections as discussed in closed passed.

Ms. Coblenz moved to credit the account for \$41.25 as discussed in closed. Mr. Cook seconded the motion.

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

7 for 0 against 0 abstain

The motion to credit the account for \$41.25 as discussed in closed passed.

Deed Restrictions

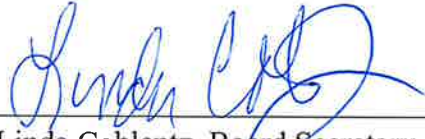
Ms. Coblenz moved to send three (3) accounts to legal for deed violations as discussed in closed. Mr. Morgen seconded the motion.

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

7 for 0 against 0 abstain

The motion to send three (3) accounts to legal for deed violations as discussed in closed passed.

The Open Business Meeting adjourned at 9:10 p.m.


Linda Coblenz, Board Secretary


Date