



**Clear Lake City Community Association
Board of Trustees Open Business Meeting Minutes
April 29, 2026**

The Clear Lake City Community Association, Inc. Board of Trustees meeting was called to order at 7:00 p.m. on Wednesday, April 29, 2026, by Vice President Terry Canup.

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

President – Stan Cook - absent
Vice President – Terry Canup
Secretary – Linda Coblentz
Treasurer – Glenda Stroud
Leslie Eaton
Matthew Henehan - absent
Robert Kuhl
David Martin
Jacob Morgen

Rachel Morales -- General Manager

Comments from the Audience – None

March 18, 2026, Open Business Meeting Minutes

Terry Canup moved to approve the March 18, 2026, Open Business Meeting Minutes as corrected.
Bob Kuhl seconded the motion.

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

6 for

0 against

1 abstain

The motion to approve the March 18, 2026, Open Business Meeting Minutes as corrected. passed.

Officers Reports

President's Report – Mr. Cook was absent.

Vice President's Report – Mr. Canup reserved his comments.

Treasurer's Report - Mrs. Stroud corrected a continuing error. The \$100,000 from the mature Cross River Bank CD was re-invested in a Wells Fargo CD at 3.8% maturing in December 2026.

Balances on March 31, 2026:

Reserves	\$466,483.27
Operating (BOA)	\$108,005.30
MM Funds	\$ 2,244.00

General Manager's Report – Mrs. Morales reported on income for March.

Collections and Fees	\$27,645.82
Critters	\$ 7,538.00
Facility Rentals	\$ 8,485.25

She also reported that we have added 83 email addresses, bringing the total to 2846 on file. While we cancelled Spring Football because of low enrollment, 58 are enrolled in two age groups of Spring Soccer.

HPD PIP – Mr. Kuhl reported that, according to the tax office, the city has no money to renovate Sylvan Rodriguez Park or to build and staff a community center there. In the crime statistics for March, only aggravated assaults (440), fraud (28), and human trafficking (2) increased over March of 2025. The police broke up a multi-county auto theft ring. The tax office also reported that they work with people to get their property taxes paid, according to their circumstances.

ACLC – Mr. Canup reported that at the April meeting, Thomas Morrow, president of the Clear Lake City Water Authority addressed the meeting about Exploration Green, retention ponds, and subsidence.

Standing Committee Reports:

Architecture Review – Meeting held April 9

Jacob Moren moved to approve the variances for the four fences' height.
Leslie Eaton seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	absent		
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 variances for the four fences' height.

Terry Canup moved to retract the approval of the variance for the concrete fence on Beechhurst.
Robert Kuhl seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	absent		
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 retract the approval of the variance for concrete fence on Beechhurst passed.

Budget and Finance – Ms. Stroud reported that in the meeting on March 24, the committee reviewed the documents in closed session and recommends that board approve 2024-2025 draft audit and the 2024 990.

Linda Coblentz moved to approve the draft of the 2024-2025 Audit and 2024 990.
Terry Canup seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	absent		
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 draft of the 2024-2025 Audit and 2024 990 passed.

Communications – David Martin reported on a very short meeting about the newsletter.

David Martin moved to approve the revised April newsletter content.
Robert Kuhl seconded the motion.

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

Glenda Stroud	X		
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7 for 0 against 0 abstain

The motion to approve the revised April newsletter content.

Bylaws & Policies – Mr. Canup – 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

Trustees General Comments - Bob Kuhl commented that back when he became a trustee, he talked about how he wanted to make Clear Lake better. His recent conversations with residents and nonresidents have revealed the variety of wild concerns and convictions people believe about CLCCA, its doings, and the area in general. Through it all, though, he thinks about 95% of the residents support the SCSC, if we could just get them to vote.

Comments from the Audience - None

The Board recessed to the Closed Business Meeting at 7:43 p.m.

The Closed Business Meeting came to order at 7:457 p.m.

The Open Meeting recommenced at 7:54 p.m.

Terry Canup moved to approve the March 18, 2026, Closed Business Meeting Minutes.

Bob Kuhl seconded the motion.

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

6 for 0 against 1 abstain

The motion to approve to approve the March 18, 2026, Closed Business Meeting Minutes passed.

Linda Coblentz moved to excuse Trustee Absences on March 18, 2026.

Terry Canup seconded the motion

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

6 for

0 against

1 abstain

The motion to excuse Trustee Absences on March 18, 2026, passed.

Linda Coblentz moved to send the Camino South property to legal.

Jacob Morgan seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	absent		
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 Camino South property to legal passed.

Linda Coblentz moved to send a Nothing Further and a lien holder notice prior to filing suit on the University Green property.

Jacob Morgen seconded the motion.

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

7 for

0 against

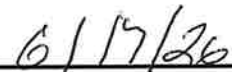
0 abstain

The motion to send a Nothing Further and a lien holder notice prior to filing suit on the University Green passed.

The Open Business Meeting adjourned at 7:55 p.m.



Linda Coblentz, Board Secretary



Date