



Clear Lake City Community Association
Board of Trustees Open Business Meeting Minutes
17 June 2026

The Clear Lake City Community Association, Inc. Board of Trustees meeting was called to order at 7:00 p.m. on Wednesday, June 17, 2026, by President Stan Cook.

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

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

Rachel Morales -- General Manager

The Board recessed to the Closed Business Meeting at 7:00 p.m.
The Closed Business Meeting came to order at 7:01 p.m.
The Open Business Meeting recommenced at 7:33 p.m.

Comments from the Audience – None

Minutes

April 29, 2026, Open Business Meeting Minutes

Stan Cook moved to approve the April 29, 2026, Open Business Meeting Minutes.
Terry Caup seconded the motion.

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

5 for

0 against

2 abstain

The motion to approve the April 29, 2026, Open Business Meeting Minutes passed.

Stan Cook moved to approve the May 20, 2026, Open Business Meeting Minutes.

Terry Canup 4 seconded the motion.

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

4 for

0 against

3 abstain

The motion to approve the June 20, 2026, Open Business Meeting Minutes failed.

Officers Reports

President's Report – None

Vice President's Report – None

Treasurer's Report – Glenda Stroud reported on the finances through May, reminding us that in December 2019 we had \$1,092,070 and as of April 2026 we were left with only \$467,700. In the background of the exceptionally large repair bills is the escalating cost of everything we consume from printing to mowing to pool chemicals to tee shirts.

Balances on May 29, 2026:

Reserves \$468,816.55
Operating (BOA) \$129,417.15
MM Funds \$ 4,860.01

General Manager's Report – Ms. Morales reported on income, activity, and plans. In May, the income from collections, fees, and donations was \$26,179, again reducing the annual gap between expenses and income. In May, we generated \$16,130.50 income with facility rentals. With Camp well underway, the staff is preparing for the Baking Competition on July 18, the Senior Social and Senior Singles Night on July 24, another Loteria Bingo Night on July 30, and the First Farmers Market on August 14.

Terry Canup moved to approve the July Newsletter content.

Stan Cook seconded.

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

Glenda Stroud	X		
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7 for

0 against

0 abstain

The motion to approve the July Newsletter content passed.

HPD PIP – In Bob Kuhl’s absence, there was no report. Linda Coblentz mentioned that she had not received a Crime Report from PIP for the last three months and so couldn’t forward them.

ACLC – Mr. Canup reported that our area’s City Councilman Fred Flickinger attended the meeting on June 10 that attended spent much of the time discussing the crosswalks on EL Dorado that have disconcertingly flashing lights when a pedestrian pushes the button. The commotion has caused some accidents when even non-speeding cars stop suddenly. Flickinger promised to pay more attention to Clear Lake, which is an hour away from the other part of his district in Atascocita.

Standing Committee Reports:

Architecture Review – Meeting held May 14.

Stan Cook moved to approve the variance for the pergolas on the Cobre Valley property.

Glenda Stroud seconded the motion.

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

0 for

5 against

2 abstain

The motion to approve variance for the pergolas on the Cobre Valley property failed.

Budget and Finance – Glenda Stroud discussed the Preliminary Budget.

Glenda Stroud moved to approve the preliminary budget.

Linda Coblentz seconded.

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

7 for

0 against

abstain

The motion to approve the preliminary budget passed.

Communications – David Martin reported on the proposed extension of the vote on the SCSC.

David Martin moved to extend the Supplemental Community Service Charge (SCSC) vote for three years for the sections that have not passed it.

Jacop Morgen seconded the motion.

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

7 for

0 against

abstain

The motion to approve extending the Supplemental Community Service Charge (SCSC) vote for three years for the sections that have not passed it was successful.

Bylaws & Policies – Terry Canup led the discussions of the changes to various the committee proposed at its meeting on June 10, 2026.

Terry Canup moved to approve the changes to the Bylaws.

David Martin seconded the motion.

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

6 for

0 against

1 abstain

The motion to approve the changes to the Bylaws passed. *It was later rescinded because not enough time had passed since the Bylaws and Policy meeting and the vote.*

Terry Canup moved to approve the changes to the Board of Trustees and Meetings Policies

David Martin seconded the motion.

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

Matthew Henehan	abs		
Robert Kuhl	abs		
David Martin	X		
Jacob Morgen			X
Glenda Stroud	X		

4 for 2 against 1 abstain

The motion to approve changes to the Board of Trustees and Meetings Policy failed.

Stan Cook moved to approve the changes to the Finance Policy.

David Martin seconded the motion.

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

7 for 0 against 0 abstain

The motion to approve the changes to the Finance Polic passed.

Stan Cook moved to approve the changes to the General POA Guidelines.

Linda Coblentz seconded the motion.

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

7 For 0 against 0 abstain

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

Stan Cook moved to approve the changes to the Recreation Policy.

Leslie Eaton seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	abs		

Robert Kuhl	abs		
David Martin	X		
Jacob Morgen	X		
Glenda Stroud	X		

7 for 0 against 0 abstain

The motion to approve the changes to the Recreation Policy passed

Elections Bob Kuhl - Stan Cook reviewed the trustee election results with Elizabeth Slagado elected in Camino South, Myron Heimlich elected in Commercial, and Leslie Eaton re-elected in Meadowgreen.

Terry Canup moved to accept the election results.
Linda Coblentz seconded the motion.

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

7 for 0 against 0 abstain

The motion to accept the election results passed

Facilities – Mr. Cook – no meeting, no report
Personnel – Mr. Cook – no meeting, no report

Terry Canup left the meeting after the vote on the election results.

Stan Cook moved to retract the Bylaws vote.
Jacob Morgen seconded

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

7 for 0 against 0 abstain

The motion to retract the Bylaws vote passed.

Linda Coblentz moved that to approve only the changes on page 5 of the Board of Trustees and Meetings Policy.

David Martin seconded.

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

6 for

0 against

0 abstain

The motion to approve only the changes on page 5 of the Board of Trustees and Meetings Policy passed.

Linda Coblentz moved to excuse Trustee Absences on April 29, 2026.

Stan Cook seconded the motion.

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

6 for

0 against

abstain

The motion to excuse Trustee Absences on April 29, 2026, passed

Linda Coblentz moved to excuse Trustee absences on May 20, 2026.

Stan Cook seconded the motion.

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

3 for

0 against

abstain

The motion to excuse Trustee absences on May 20, 2026, failed

Linda Coblentz moved to file suit in District Court for the property on Wavecrest.
Stan Cook seconded.

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

6 for 0 against 0 abstain

The motion to file suit in District Court for the property on Wavecrest passed.

Linda Coblentz moved to write off \$563.20 for the property on Silverpines as discussed in Closed.
Leslie Eaton seconded.

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

6 for 0 against 0 abstain

The motion to write off \$563.20 for the property on Silverpines as discussed in Closed passed.

Linda Coblentz moved to send 5 accounts to legal for collections as discussed in Closed .
Leslie Eaton seconded.

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

6 for 0 against 0 abstain

The motion to send 5 accounts to legal for collections as discussed in Closed passed.

President Stan Cook again thanked Glenda stroud for her years of service.

David Martin moved to seat the re-elected trustee from Meadowgreen and the newly elected Camino South and Commercial Trustees.

Jacob Morgen seconded.

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

5 for

The motion to seat the re-elected trustee from Meadowgreen and the newly elected Camino South and Commercial Trustees passed.

The trustees read the oath of office and were seated.

Election of Officers

President Stan Cook called for nominations for President.

Stan Cook and Myron Heimlich were nominated.

Stan Cook was elected.

President Stan Cook called for nominations for Vice President.

Terry Canup was nominated and elected Treasurer.

President Stan Cook called for nominations for Treasurer.

Bob Kuhl was nominated and elected Treasurer.

President Stan Cook called for nominations for Secretary

Linda Coblentz was nominated and elected Secretary

Stan Cook moved to appoint new Bank of America and USB account signers: President Stan Cook , VP Terry Canup and Treasurer Robert Kuhl.

David Martin seconded.

	FOR	AGAINST	ABSTAIN
Terry Canup	abs		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		
Robert Kuhl	abs		

David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado	X		

7 for

0 against

0 abstain

The motion to appoint new Bank of America and USB account signers: President Stan Cook , VP Terry Canup, and Treasurer Robert Kuhl passed.

Stan Cook moved to appoint the current members of ARC with the addition of Myron Heimlich as Board Advisor.

Dave Martin seconded.

	FOR	AGAINST	ABSTAIN
Terry Canup	abs		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		
Robert Kuhl	abs		
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado	abs		

7 for

0 against

0 abstain

The motion to appoint the current members of ARC with the addition of Myron Heimlich as Board Advisor passed.

The Open Business Meeting adjourned at 9:15.

Linda Coblentz

June 17, 2026

Linda Coblentz, Board Secretary

Date

*Preliminary Minutes. Actual minutes will be voted on at the July 15, 2026 Board of Trustees Meeting.