



**Clear Lake City Community Association
Board of Trustees Open Business Meeting Minutes
July 15, 2026**

The Clear Lake City Community Association, Inc. Board of Trustees meeting was called to order at 7:00 p.m. on Wednesday, July 15, by President Stan Cook.

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

President – Stan Cook
Vice President – Terry Canup - Absent
Secretary – Linda Coblentz
Treasurer – Robert Kuhl
Leslie Eaton
Myron Heimlich
David Martin
Jacob Morgen
Elizabeth Salgado

Rachel Morales -- General Manager

There were no comments from the audience.

Open Business Meeting Minutes

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

David Martin seconded the motion.

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

3 for

0 against

5 abstain

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

Stan Cook moved to approve the June 17, 2026, Open Business Meeting Minutes.

Jacob Morgen seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz	X		

Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		X
Robert Kuhl			X
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado			X

5 for

0 against

3 abstain

The motion to approve June 17, 2026, Open Business Meeting Minutes passed.

Officers Reports

President's Report – Stan Cook referred the members to the committee assignments and asked for request changes before the vote.

Stan Cook moved to approve the new committee assignments.

David Martin seconded the motion.

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

8 for

0 against

0 abstain

The motion to approve the new committee assignments passed.

Vice President's Report – Terry Canup - No report

Treasurer's Report

Robert Kuhl reported on the June 2026 financial activity.

The Bank of America Operating account began June with \$129,417 and ended with a book balance of \$209,314.55 and has sufficient money to cover budgeted expenses for July. The account has seven checks outstanding for longer than three months, totaling \$1011.25. These checks must be sent to Comptroller of Public Accounts after three years.

The Merchant account began with \$4,860.01 and ended with a book balance of \$5035.97.

The Reserves, including the money market account and CDs, have a face value of \$400,000 and a book balance of \$470,272.98.

General Manager's Report

Rachel Morales reported on income from administrative actions for June.

Collections and Fees	\$48,968
Facility Rental	\$11,574

<u>Workman's Comp employee safety award</u>	<u>\$2035.26</u>
Total reported	\$51,003.26

The recreation revenue increased 4.81%, in 2025-2026 after three previous years of significant increases.

Although the pool slide passed inspection this year, it will need refurbishing before the next inspection. There was some discussion of Shannon taking on that task.

The report also includes a pie chart of 645 deed restriction violations with the huge majority falling in the Maintenance and vehicle parking slices.

Stan Cook moved to accept the proposed electricity rate of 0.06327.
Jacob Morgen seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		
Robert Kuhl	X		
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado	X		
8 for 0 against 0 abstain			

The motion to accept the proposed electricity rate of 0.0632 passed

Stan Cook moved to approve \$6,565.25 for a new 7.5 HP Indoor Pool pump.
Jacob Morgen seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		
Robert Kuhl	X		
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado	X		
8 for 0 against 0 abstain			

The motion to approve to approve \$6,565.25 for a new 7.5 HP Indoor Pool pump passed.

Standing Committee Reports

HPD PIP – No report.

ACLC – No report.

Architecture Review – Meeting held July 9.

Stan Cook moved to approve variance for the front pergola on the Cobre Valley property.
Leslie Eaton seconded the motion.

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

0 for 8 against 0 abstain

The motion to approve the pergola on the Cobre Valley property failed.

Stan Cook moved to approve the variance for the fence on the Fairwind property.
Jacob Morgen seconded the motion.

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

8 for 0 against 0 abstain

The motion to approve the variance for the fence on the Fairwind property passed

Communication– David Martin - no meeting no report

Budget and Finance – Robert Kuhl - no meeting no report

Bylaws & Policies – Rachel Morales explained the proposed changes to the Bylaws, addressing revising the dates in Elections section, changing the meeting day and cancelling the 5th Wednesday provision in the Meetings section, and reducing 45 days to 30 days for the waiting period in the Competitive Bidding section.

Robert Kuhl moved to accept the changes to the Bylaws Article 4.3 Dates of Trustee Election.
David Martin seconded the motion

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz	X		

Stan Cook	X			
Leslie Eaton	X			
Myron Heimlich		X		
Robert Kuhl	X			
David Martin	X			
Jacob Morgen	X			
Elizabeth Salgado	X			

7 for

1 against

0 abstain

The motion to accept the changes to the Bylaws Article 4.3 Dates of Trustee Election passed.

Robert Kuhl moved to change the day of the meeting from Wednesday to Tuesday in Bylaws Article 6.1 Regular Meetings.

David Martin seconded the motion.

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

0 for

8 against

0 abstain

The motion to change the day of the meeting from Wednesday to Tuesday in Bylaws Article 6.1 Regular Meetings failed.

Robert Kuhl moved to abolish the 5th Wednesday meeting option in Bylaws Article 6.1 Regular Meetings. David Martin seconded.

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

8 for

0 against

0 abstain

The motion to abolish the 5th Wednesday meeting option in Bylaws Article 6.1 Regular Meetings passed.

Stan Cook moved to change 45 days to 30 days in Bylaw 9.11 on Competitive Bidding.

David Martin seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		

Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Myron Heimlich	X		
Robert Kuhl	X		
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado	X		

8 for

0 against

0 abstain

The motion to change 45 days to 30 days in Bylaw 9.11 on Competitive Bidding passed

Elections – Mr. Kuhl– no meeting, no report

Facilities – Mr. Cook – no meeting, no report

Personnel – Mr. Cook – no meeting, no report

Trustees General Comments

Jacob Morgen wondered if we could do or were doing anything about the Presidio Apartments. Jacob also wondered the Methodist Church with the unfortunate death of an unhoused individual on the lawn. Robert Kuhl mentioned the need to change outdated deed restrictions.

There were no Comments from the Audience.

The Board recessed to the Closed Business Meeting at 8:04 p.m.

The Closed Business Meeting came to order at 8:21 p.m.

The Open Meeting recommenced at 8:22 p.m.

Linda Coblentz moved to approve the June 17, 2026, Closed Business Meeting minutes.

Stan Cook seconded the motion.

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

5 for

0 against

3 abstain

The motion to approve the June 17, 2026, Closed Business Meeting minutes passed

Linda Coblentz moved to excuse Trustee Absences on June 17, 2026.

Stan Cook seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz	X		
Stan Cook	X		

Leslie Eaton	X		
Myron Heimlich			X
Robert Kuhl			X
David Martin	X		
Jacob Morgen	X		
Elizabeth Salgado			X

5 for

0 against

3 abstain

The motion to excuse Trustee Absences on June 17, 2026, passed

Linda Coblentz moved to send a reminder to the Oakbrook West property as discussed in Closed.
Robert Kuhl seconded the motion.

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

8 for

0 against

abstain

The motion to send a reminder to the Oakbrook West property as discussed in Closed passed

Linda Coblentz moved to file a combo suit for the Camino South property as discussed in Closed.
Robert Kuhl seconded the motion.

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

8 for

0 against

0 abstain

The motion to file a combo suit for the Camino South property passed.

Linda Coblentz moved to approve a credit request for \$180 for the University Green Property as discussed in Closed.

David Martin seconded the motion.

	FOR	AGAINST	ABSTAIN
Terry Canup	absent		
Linda Coblentz		X	

Stan Cook		X	
Leslie Eaton		X	
Myron Heimlich		X	
Robert Kuhl		X	
David Martin		X	
Jacob Morgen		X	
Elizabeth Salgado		X	

0 for 8 against 0 abstain

The motion to approve a credit request for \$180 for the University Green Property as discussed in Closed passed.

Linda Coblentz moved to write off \$82.18 for the Oakbrook Wet property as discussed in Closed. Robert Kuhl seconded the motion.

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

8 for 0 against abstain

The motion to write off \$82.18 for the Oakbrook Wet property as discussed in Closed passed.

David Martin moved to cancel the July 31, 2026, meeting.

Robert Kuhl seconded the motion.

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

8 for 0 against abstain

The motion to cancel the July 31, 2026, meeting.

The Open Business Meeting adjourned at 8:36.


Linda Coblentz, Board Secretary

08/21/2026
Date