



## CLEAR LAKE CITY COMMUNITY ASSOCIATION REVENUE ENHANCEMENT COMMITTEE MEETING MINUTES

The Clear Lake City Community Association Board of Trustees Revenue Enhancement Committee met at 7:00pm on October 7, 2025 and a quorum was established. The meeting was held at the Clear Lake Recreation Center in Room B.

Present: Chair Stan Cook  
Terry Canup  
David Martin  
Linda Coblentz  
General Manager Rachel Morales

There were also two guests in attendance.

The committee reviewed the related governing documents and discussed the Supplemental Community Services Charge (SCSC) which is intended to provide funds for the common general fund of Clear Lake City Community Association. The Supplemental Community Services Charge (SCSC) shall commence on July 1, 2026 for all residential lots that are purchased on or after the effective date of the Declaration Amendment, and will be charged each year thereafter, along with and in addition to the regular annual Community Service Charge. All current residents will be exempt from the SCSC.

The following draft ballot/instrument language was reviewed.

### **Instrument Option One:**

*Starting July 1, 2026 and every year thereafter, all residential lots that are purchased on or after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2026), shall be subject to a mandatory Supplemental Community Services Charge (SCSC) OF \$200.00 annually.*

*This additional assessment is to be paid, IN ADDITION to the Community Services Charge (CSC) \$0.008 Eight (8) Mills per square foot of land area as referenced in Paragraph 21 of the original Residential Restrictions for all residential lots that are currently paying such charge to the Clear Lake City Community Association (CLCCA), Inc., on or before July 1 in any given year.*

*An ADDITIONAL one time added charge of \$225 is added to those properties paying the added SCSC after three (3) years - now totaling \$425 annually plus the CSC \$.008 Eight (8) Mills per square foot of land area. This additional charge is intended to supplement and replenish the Community Services (General) Fund for the CLCCA, and will be charged each year thereafter in perpetuity. The*

*new SCSC and the current CSC are payable to the CLCCA on or before July 1 in any given year and in accordance with the CLCCA Bylaw 9.6 Assessment Collection. Late fees and penalties are also documented in Bylaw 9.6. [Current property owners pay NO added fee.]*

**Instrument Option Two:**

*Starting July 1, 2026 and every year thereafter, all residential lots that are purchased on after the Effective Date of the Declaration Amendment (i.e., on or after July 1, 2026), shall be subject to a mandatory Supplemental Community Services Charge (SCSC) twenty-four (24) mills \$0.024 per square foot of land area.*

*This additional assessment is to be paid, **IN ADDITION to the Community Services Charge (CSC) \$0.008 Eight (8) Mills per square foot of land area** as referenced in Paragraph 21 of the original Residential Restrictions for all residential lots that are currently paying such charge to the Clear Lake City Community Association (CLCCA), Inc., on or before July 1 in any given year.*

***An ADDITIONAL one time added charge of eight (8) mills \$0.008 is added to those properties paying the added SCSC after three years - now totaling 32 mills \$0.032 per square foot of land plus the CSC of \$0.008 totaling \$0.040.** This additional charge is intended to supplement and replenish the Community Services (General) Fund for the CLCCA, and will be charged each year thereafter in perpetuity. The new SCSC and the current CSC are payable to the CLCCA on or before July 1 in any given year and in accordance with the CLCCA Bylaw 9.6 Assessment Collection. Late fees and penalties are also documented in Bylaw 9.6. [Current property owners pay NO added fee.]*

The committee was unable to agree on whether the fee should be a flat rate or based on an increase in the mill rate nor could they decide on an amount. There was also no consensus about whether the association should proceed by subdivision individually or address all subdivisions together. The committee concluded that it would be best for the full board to vote on these matters at the next board meeting.

The marketing strategy discussed used informational meetings to collect owner signatures on the instrument whether ballot or petition, and promoted through the Communicator, email blasts, website, social media, flyers, and postcards.

The meeting was adjourned at 7:56pm.

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*Stan Cook,  
Committee Chairman*