



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

August 15, 2018

REGULAR BUSINESS OPEN MEETING MINUTES

The June Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice-President Terry Canup at 19:30 p.m. in Room B of the Clear Lake City Community Association Sports and Recreation Complex; located at 16511 Diana Lane, Houston, Texas 77062.

The following Trustees were present and a quorum was established

- President - Terry Canup
- Vice-President – Lori Alvarez – Absent
- Secretary - Leslie Eaton
- Treasurer - Glenda Stroud
- Matthew Henehan - Absent
- Linda Coblentz
- Buffy Downing
- Nef Trejo
- Michael Jennings

Rachel Morales- General Manager

Comments from the Audience

Fred Swerdlin addressed the Board for two minutes.

Motion to approve the July 18, 2018 Regular Business Open Meeting Minutes as written.

Motion: Terry Canup Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud			X
Nef Trejo	X		

Vote: 6-For 0-Against 1-Abstain



The motion to approve the meeting minutes was approved.

President's Report – Terry Canup

President Terry Canup

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report and reviewed the balances. The CLCCA will transfer an additional \$30,000 to the Shell account on Friday.

Motion to renew the Ally Bank CD that is coming due on August 27, 2018. After significant discussion about the available CDs, rate of return and terms, the Board chose to invest \$100k with a Discover CD for 3 year at 3%.

Motion: Glenda Stroud

Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings			X
Glenda Stroud	X		
Nef Trejo	X		

Vote: 6-For 0-Against 1-Abstain

We will have two CDs mature in November. For the future, Michael Jennings asked the Treasurer to check for CDs that compound daily or weekly to maximize our rate of return.

General Manager's Report

June collections from past due assessments and transfer fees was \$19,558.17.

Clear Lake Church of Christ conducted their Impact Week and helped us plant flowers and paint the pillars around the rec facility. They also remove pine needles from the sand at Rutledge Park.

An additional week of camp was added for August 13-17th to bring in additional revenue. We are currently at a 22% increase over last year in camp revenue.



Donations for Jan-Aug: Monument Beautification: \$89.52;
Park Beautification: \$245.75;
General Donations: \$2,181.96

As of today we have three people interested in the park bench and table dedication program. Two people would like to purchase park benches and one would like to purchase a picnic table.

The Audit is continuing and we are closing in on an accurate number of accounts receivables. We are off by approximately \$30K. The office is working to find the remainder of the discrepancy. Most of the discrepancies have been past owners or accounts that were combined during the transition. Every account is being looked at and the office hopes to have a list of account balances that need to be written off due to foreclosure or sale through legal from the past 5 years.

NASA Little League is still interested in purchasing the land discussed in their proposal (the tennis courts and parking lot across the street). This will be discussed further at the facilities meeting in September and brought to the Board in September.

The gym A/C is on its last leg. This will be discussed at an upcoming facilities meeting.

HPD PIP – Linda Coblentz

No Meeting. No Report.

ACLC – Buffy Downing (covered for Terry Canup)

The ACLC met and discussed Hurricane Harvey and what Clear Lake City needs to do with the drainage in the area. Friendswood received most of the rain. Clear Lake received 60” of rain, the 2nd most in the area. We received 10.2” of rain in a 12-hour period. It was learned that Horsepen Bayou is not draining properly. There were 68 deaths. 300,000 structures flooded and 500,000 vehicles flooded out. There were 40,000 evacuees.

CLCWA – Buffy Downing

The CLCWA meeting was the 35th anniversary of Hurricane Alicia and August 25th will be the 1-year anniversary of Hurricane Harvey. Ellington Field says they cannot have wet-bottomed ponds due to issues with migratory birds. The FAA killed wet-bottomed ponds within 10,000ft of runways.



ARC – Leslie Eaton

The ARC met on August 14 and there were eight residential applications submitted. The applications were for three driveways, two tree removals, painting two homes, one roof replacement, a room addition, and replacing the gutters, fascia and soffit.

There was one Commercial application submitted for the installation of a promotional sign. All of the applications were approved as submitted.

Budget & Finance – Glenda Stroud

No Meeting. No Report.

Bylaws & Policies – Terry Canup

No Meeting. No Report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Lori Alvarez

No meeting. No report.

Facilities – Nef Trejo

No Meeting, No Report.

Personnel – Terry Canup

No Meeting, No Report.

Revision of Founding Documents – Terry Canup

The committee met on August 6. The committee would like to give the homeowners the opportunity to vote on the recommendations. It is hoped that Dennis Paul will help. This is a “boilerplate” for the legislature

The actual wording was discussed at a previous meeting and was provided to the board once again. A motion was made to officially approve the verbiage forwarded to Representative Dennis Paul.

Motion: Terry Canup Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	<Absent>		



Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings			X
Glenda Stroud	X		
Nef Trejo	X		

Vote: 6-For 0-Against 1-Abstain

Trustee General Comments

Michael Jennings – No comment.

Linda Coblentz – No comment.

Nef Trejo -- No comment.

Glenda Stroud -- No comment.

Leslie Eaton -- No comment.

Buffy Downing – No Comment.

Terry Canup – No comment.

The Open Meeting was recessed at 20:14pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:48pm.

A motion to adjourn was offered by Michael Jennings @ 20:52

Motion to approve the absences for Lori Alvarez and Matthew Hennehan from the 15 August 2018 Board Meeting as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain



Motion to move the Diana property to the attorney as discussed in the Closed Session.

Motion: Leslie Eaton Second: Michael Jennings

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain

Motion to credit \$35 as a one-time courtesy as discussed in the Closed Session.

Motion: Leslie Eaton Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain

Motion to waive late fees for the Reseda Property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Nef Trejo

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing			X
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	X		



Vote: 6-For 0-Against 1-Abstain

Motion to approve the July 18, 2018 Closed Meeting Minutes as written.

Motion: Leslie Eaton Second: Glenda Stroud

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud			X
Nef Trejo	X		

Vote: 6-For 0-Against 1-Abstain

Motion to not scheduled a Board Meeting on 29 August 2018.

Motion: Terry Canup Second: Michael Jennings

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	<Absent>		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain

Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Michael Jennings.

The Regular Business Meeting of 18 July 2018 was closed at 20:52.


Leslie Eaton, Board Secretary


Date

