



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
28 NOVEMBER 2018
REGULAR BUSINESS OPEN MEETING MINUTES

The November Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by 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
- Secretary - Leslie Eaton
- Treasurer - Glenda Stroud
- Matthew Henehan
- Linda Coblentz
- Buffy Downing
- Nef Trejo - Absent
- Michael Jennings - Absent

Rachel Morales- General Manager

Comments from the Audience

There were no comments from the audience

Motion to approve the October 17, 2018 Emergency Business Open Meeting Minutes as written.

Motion: Terry Canup Second: Lori Alvarez

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

Vote: 7-For 0-Against 1-Abstain



The motion to approve the meeting minutes was approved.

Motion to approve the November 6, 2018 Special Business Open Meeting Minutes as written.

Motion: Matthew Henehan

Second: Lori Alvarez

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

Vote: 6-For 0-Against 2-Abstain

The motion to approve the Special Business Open Meeting minutes was approved.

President Report

The President reported that he had a wonderful Thanksgiving.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report and reviewed the October financials. The CLCCA has two CDs for \$100,000 coming due. The Board reviewed the offer sheets.

Motion to reinvest the monies in a CD with an American Express and a CD with Goldman Sachs, both for 3 years at 3.25%.

Motion: Terry Canup

Second: Nef Trejo

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

Vote: 8-For 0-Against 0-Abstain



The motion to approve the reinvestment of the CDs was approved.

The CLCCA will have a \$50K CD mature in March 2019 and a \$100K CD mature in July 2019.

The Shell Credit Union account has \$227,144.70. \$75,000 was transferred to the operating account from the Shell account on November 19th to help cover the down payment on the umbrella insurance.

General Manager's Report

The Fall Festival was held on October 26, 2018 and was a huge success.

The Holiday Celebration will be held on December 2, 2018. There will be a visit from Santa, vendors, a holiday wrapping table, train, etc.

The Parent's Night Out will be held on December 14 to give parents time to go to a party, or Christmas shopping for the kids.

The Board discussed the potential of purchasing special event insurance but decided to hold off at this time.

The CLCCA has initiated a Controlled Access Plan. While no events occurred to precipitate it, we have found three residents who were using the facilities with expired tags.

The CLCCA submitted a grant application to Kaboom Play Structures to replace the old park structures at Rocket Park. The Kaboom Play Structures grant is to promote development of outdoor playgrounds.

NASA Little League received some quotes for the kind of targets they need to make the training area a reality. Cody received approval from the NALL Board to extend the lease on the tennis court property. The NALL board asked if the CLCCA board would consider changing the payment terms from \$10K over 5 years to \$5K over 10 years. The CLCCA board would discuss amending the payment terms as long as interest is added to extend the payments.

The CLCCA contacted the Silver Sneakers regarding their exercise program for older adults. CLCCA would be joining a large network of participating organizations and would receive compensation based upon participation for both pool and fitness room usage. There are no fees involved for the CLCCA.



Rachel met with a wholesale pool supply company who agreed to allow CLCCA to purchase chemicals and supplies from them. This will allow CLCCA to cut out the middleman and save money on the cost of the chemicals and supplies.

Rachel is reviewing all of the original deed restrictions per section and is finding minor discrepancies between the restrictions on the website that were retyped years ago versus the original restrictions. Once this review is completed, Rachel will upload the correct deed restrictions to the website.

The Board discussed several scrivener's errors that were found in the minutes over the last year. For the record, the Board acknowledged the scrivener's errors. No motion is needed to correct these.

HPD PIP – Linda Coblentz

No meeting. No Report. There are no more meetings for 2018.

ACLC – Terry Canup

The ACLC had their final meeting for 2018 last week. They discussed all the county projects with the newly elected officials, including the widening of El Dorado. City officials will be elected next year, and they hope to have the projects funded beforehand. The next meeting will be in January.

CLCWA – Buffy Downing

The CLCWA discussed how phase 1 & 2 of Exploration Green has been affected by the rain. Also discussed was how the retention pond was not dug deep enough. They also discussed the issues with the street drains clogging from trash and lawn crews blowing their debris into storm drains. Homeowners are asked to make sure that they pick up any plastic that might end up in the drains and make sure that they or their lawn crews refrain from blowing debris into the street or drains.

ARC – Leslie Eaton

The ARC met on 13 November 2018. Four residential applications were submitted and approved. Four Commercial applications were submitted and two were approved, one for a chain link fence was disapproved. The apartment complex located at 1301 Nasa Rd One was resubmitted for the variance for the height of their parking garage. The garage will be behind the building and will be hidden by other commercial properties.

Motion to approve the variance for the height of the parking garage.

Motion: Matthew Henehan

Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		



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

The variance was approved by the board.

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 Committee – Nef Trejo

No meeting. No report.

Personnel – Terry Canup

No Meeting, No Report.

Revision of Founding Documents – Terry Canup

No meeting. No report.

Trustee Comments

Linda Coblentz – The commercial property at the corner of Ramada & Sealark is in bad shape. The grass needs to be mowed and shrubs trimmed.

Nef Trejo – I will be forming a work crew to clean the Meadowgreen entrances and put up the Christmas wreaths.

Leslie Eaton – No Comments



Terry Canup – No Comments

Matthew Henehan – No Comments

Glenda Stroud – I received one call about the facility security and it was complimentary. The only concern was whether we had an incident. No, it was preventative.

Buffy Downing – No Comments

Lori Alvarez – No Comments

The Open Meeting was recessed at 20:17pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:44pm.

Motion to approve the October closed meeting minutes.

Motion: Lori Alvarez Second: Linda Coblentz

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

Vote: 7-For 0-Against 1-Abstain

Motion to send the Meadowgreen/Chadworth property to Legal.

Motion: Leslie Eaton Second: Terry Canup

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



Nef Trejo	X		
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Vote: 8-For 0-Against 0-Abstain

Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 28 November 2018 was closed at 20:45.

Leslie Eaton, Board Secretary

19 December 2018

Date