



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
16 JANUARY 2019
REGULAR BUSINESS OPEN MEETING MINUTES

The January 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 - Absent
- Secretary - Leslie Eaton
- Treasurer - Glenda Stroud
- Linda Coblentz
- Matthew Henehan
- Michael Jennings
- Nef Trejo - Absent

Rachel Morales- General Manager

Comments from the Audience

There were no comments from the audience

Linda Coblentz asked to change “options is” to “options are” on page 2 of the minutes.

Motion to approve the December 19, 2018 Business Open Meeting Minutes as amended.

Motion: Terry Canup Second: Glenda Stroud

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

Vote: 5-For 0-Against 1-Abstain

The motion to approve the meeting minutes was approved.



President Report

Terry thanked everyone for attending.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report and reviewed the December financials. She noted that we may have to transfer funds from the Shell account to cover bills this month. The gutters along the walkway adjacent to the indoor pool were replaced by ZZ Gutters.

The audit by Canady & Canady is finished and they are ready to start the 2017 – 2018 audit.

The UBS reserves account is currently at \$1,044,459.90.

The Shell Credit Union account has \$152,477.16. Next week is payroll and we may need to transfer funds from the Shell account to cover.

General Manager's Report

The December past due collections and transfer fees was \$16,136.75.

Mr. Godwin with the Friendswood Ranch Property indicated that once he received the appraisal, his attorney would be contacting us to proceed with the gift deed for the property.

The first \$10,000 rental payment was received from the NASA Little League.

AT&T came out and assessed the property for the 5G node at Diana and Ramada in late December. We are still waiting to hear whether AT&T still needs the property.

CLCCA will be participating in the Silver Sneakers exercise program only in the Fitness Room. The goal is to encourage older adults to stay healthier through fitness activities. If customers have a Basic membership (ages 65+) the CLCCA will receive \$2.50 per visit (\$20/month max). If customers have a Prime Membership (ages 18-64) the CLCCA will receive \$3.50 per visit (\$30/month max).

We are in the final stages of setting up a one stop shop for birthday parties. Full packages will include a party host, supplies, games, and food. Indoor pool parties and gym parties will be available starting in January or February. Outdoor pool parties will be available this summer.

We currently have one applicant for the available Oakbrook trustee position.



We received bids from Cypress Creek Mosquito Control for spraying for 2019. The Board discussed the contract options and, with the wet winter and spring we have had, elected to have service start April 1 and continue through October 30.

Motion to approve the Cypress Creek Mosquito Control contract with weekly spraying on Thursdays starting April 1, 2019 and ending October 30, 2019.

Motion: Michael Jennings

Second: Linda Coblentz

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

Vote: 6-For 0-Against 0-Abstain

The Texas Mutual Audit was conducted on January 2, 2019. Texas Mutual performs the audit to ensure the estimated premium we received for our Worker's Compensation is accurate. We will be receiving an invoice for approximately \$225 to cover the premium difference.

HPD PIP – Linda Coblentz

At the meeting it was reported that we had a lower crime rate for 2018, but 2019 started out bad with 2 murders and numerous stolen cars. The guest speaker was Jason Curtis from the Differential Response Team.

ACLC – Terry Canup

Terry Canup will give a report on the ACLC meeting at our next Board meeting in January.

CLCWA – Michael Jennings

Michael Jennings reported on the garbage pickup. The City of Houston is 2-3 days behind on the recycling (green can) pickup. It should be picked up on Saturday.

ARC – Leslie Eaton



The ARC met on 12 January 2019. Eight residential applications were submitted for work ranging from home re-painting, window replacement, drainage grates, roof replacement, gutters, and awnings. The only item that was disapproved was the awning.

Five commercial applications were received for shrub removal, re-painting a building, several building signs and one monument sign. The Board discussed the variance for the 8-foot monument sign.

Motion to disapprove the variance for the monument sign.

Motion: Matthew Henehan

Second: Terry Canup

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

Vote: 6-For 0-Against 0-Abstain

The variance was disapproved by the board.

Budget & Finance – Glenda Stroud

No meeting. No report.

Bylaws & Policies – Terry Canup

Bylaw and policy changes were included in the board packets. A report will be given at the January 30th board meeting and a discussion will take place to approve the changes.

Communications – Linda Coblentz

No meeting. No report.

Elections – Buffy Downing

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 – No Comments

Leslie Eaton – No Comments

Matthew Henehan – Happy New Year

Glenda Stroud – Happy New Year

Michael Jennings – Leaves – Is there anything that says in a CLCCA document about blowing leaves into the street? If we see it happen, we should call 311, especially if it is City workers.

Terry Canup – There is a five ft. sinkhole at the corner of Space Center Blvd and Pineloch. Contact 311 to report it.

The Open Meeting was recessed at 20:47pm in order to go to the Closed Meeting.

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

Motion to send the Ramada Lane property to Legal for collections.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 6-For 0-Against 0-Abstain

Motion to send the second Ramada Lane property to Legal for Deed Restriction violations.

Motion: Leslie Eaton

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		



Matthew Henehan	X		
Michael Jennings	X		
Glenda Stroud	X		
Nef Trejo	<Absent>		

Vote: 6-For 0-Against 0-Abstain

Motion to approve the Closed Meeting Minutes as amended in the Closed session.

Motion: Leslie Eaton Second: Terry Canup

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

Vote: 5-For 0-Against 1-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 16 January 2019 was closed at 20:51.


Leslie Eaton, Board Secretary

30 January 2019
Date