



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 February 2019
REGULAR BUSINESS OPEN MEETING MINUTES

The February 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
- Linda Coblentz
- Matthew Henehan
- Tom Linton
- Nef Trejo - Absent

Rachel Morales- General Manager

Comments from the Audience

There were no comments from the audience

Motion to approve the January 30, 2019 and February 11, 2019 Business Open Meeting Minutes as amended.

Motion: Terry Canup

Second: Matthew Henehan

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



Vote: 7-For 0-Against 0-Abstain

The motion to approve the meeting minutes was approved.

President Report

President Terry Canup wished everyone a nice day.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report and reviewed the January financials. She reported that the Wells Fargo CD will mature on March 29, 2019 and we will select the reinvestment at the March meeting. The Treasurer also reported that this is the slow season, so \$75k operational funds from Shell FCU was transferred to operating on January 30.

General Manager's Report

The January collections from past due assessments and transfer fees was \$26,590.62. The total outstanding Accounts Receivable is \$290,674.69.

The emergency repairs that were approved at the emergency board meeting were completed on 14 February 2019. The backflow device was replaced and 50 ft of C-900 pipe was installed to replace the old iron pipe in the outdoor pool area that had ruptured.

A fight amongst three ladies occurred during the Clear Lake Boys Basketball game on 02 February 2019. The police were called, and the officer reviewed the surveillance video. The Vice President of the Clear Lake Boys Basketball complimented the employees for handling the situation professionally. A copy of the surveillance tape was provided to HPD for this assault case and the three ladies are banned from attending future games.

The divider wall in the gym is in need of repair. Although numerous quotes were requested, several companies would not provide a quote but referred us to Academic Specialties. The Board reviewed the quotes we were able to obtain.

The OBW trustee appointment application deadline is March 7, 2019 at 5pm. To date, zero applications have been submitted.

The Friendswood Ranch property appraisals should be in soon for the two properties located on Bay Area Blvd.



Recreation: The Camp Clear Lake registration packet and website was updated. Last year we had over 500 children attend Camp Clear Lake. Summer lifeguard and camp counselor interviews are occurring.

The aquatic and maintenance staff are working hard to prepare the outdoor pools for inspection and opening day. The Easter Event and Craft Show will be held on Saturday, April 13 from 10am-1pm.

Motion to approve the quote from Academic Specialties to remove the old divider straps and replace them with new divider straps.

Motion: Leslie Eaton

Second: Lori Alvarez

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

Vote: 7-For 0-Against 0-Abstain

A new hot water circulation pump was installed for the recreation center showers.

The Management Certificate is being updated and will be finalized in the next few weeks. Several properties have new management and several apartment complexes have changed their names.

HPD PIP – Linda Coblentz

HPD PIP was a community meeting that was held at Space Center Houston. The PIP will not meet this month. There were two new murder/homicides, two new sexual assaults, and a bank robbery.

ACLC – Terry Canup

The ACLC presented on community mailboxes. The USPS is trying to get HOAs to pay for them. We also have a new Harris County representative. All of the reps were voted out.



CLCWA – Thomas Linton

There were 23 agenda items. General procedural matters along with substantial matters such as the bank account, amending annexation policy (DEV-70), sponsoring storm surge plans public event and Exploration Green, phase 2.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 12 February 2019. Thirteen residential and two commercial ARC requests were reviewed and approved. There were no

Budget & Finance – Glenda Stroud

No meeting. No report.

Bylaws & Policies – Terry Canup

No meeting. No report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Thomas Linton

No meeting. No report.

Facilities Committee – Nef Trejo

No meeting. No report.

Personnel – Terry Canup

No Meeting, No Report.

Trustee Comments

Thomas Linton – No comments.

Linda Coblentz – No comments.

Leslie Eaton – No comments.

Matthew Henahan – No comments.

Glenda Stroud – Thank you to Robyn for sending the notices and mailouts.

Lori Alvarez – No comments.

Terry Canup – Welcome and thank you for being willing to put up with us.



The Open Meeting was recessed at 20:16pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:43pm.

Motion to file suit on two properties for uncured deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Lori Alvarez

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

Vote: 7-For 0-Against 0-Abstain

Motion to approve the Closed Meeting Minutes as written.

Motion: Leslie Eaton Second: Lori Alvarez

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

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 Matthew Henehan.

The Second Regular Business Meeting of 20 February 2019 was closed at 20:44.


Leslie Eaton, Board Secretary


Date