



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

20 March 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
- Secretary-Leslie Eaton
- Linda Coblentz
- Matthew Henehan
- Tom Linton
- Nef Trejo
- Lori Alvarez - Absent
- Glenda Stroud - Absent

Rachel Morales- General Manager

Comments from the Audience

There were two speakers from the audience:

Anita Cooper spoke to the Board about what the Board can do to increase the fence height for homeowners who live along the former golf course, now Exploration Green. She indicated that she would like a taller fence like the other subdivisions to give her more privacy.

Sue Burnfin from Meadowgreen spoke to the board about the large tree house that faces her back yard from the home in Oakbrook West. She stated that she would like to have the family lower it or tear it down. She was not allowed to have a shed that was only 6" above the fence line.

Motion to approve the February 20, 2019 Business Open Meeting Minutes as amended.

Motion: Matthew Henehan Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		



Leslie Eaton	X		
Matthew Henehan	X		
Tom Linton	X		
Glenda Stroud	<Absent>		
Nef Trejo			X

Vote: 5-For 0-Against 1-Abstain

The motion to approve the meeting minutes was approved.

President Report

President Terry Canup reported that the ITC fire was finally extinguished by Williams Company, the company formerly owned by the late Red Adair.

President Terry Canup provided an update on the proposed legislative bill. Representative Dennis Paul decided not to submit the bill because he felt that he could not get the support to get it approved.

Treasurer Report

General Manager Rachel Morales gave the Treasurer's Report. The balance on our UBS account currently is \$1,055,167.96. The Shell Account balance is at \$77,688.73. The Bank of America checking balance is at \$88,671.33.

We have a \$50,000 CD that is maturing on March 29, 2019. The Board reviewed the rate sheet.

Motion to reinvest the CD in the UBS Bank of Salt Lake City for 1 year at 3%.

Motion: Terry Canup Second: Leslie Eaton

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

Vote: 6-For 0-Against 0-Abstain

The motion to reinvest the CD was approved.

General Manager's Report



The General Manager reported that over 250 deed restriction letters have been mailed since the beginning of the year. The February Collections was \$272,609.14.

There were no applications for the Oakbrook West Trustee position that is open. The deadline to file was extended to March 29, 2019.

The General Manager reviewed the reserve study that was recommended by the auditors in July 2017. KG Engineering Services is no longer in business. Criterium Ferrell Yancy Engineers provided a quote and Capital Reserve Analysts agreed to honor their proposal from 2017. We have used Criterium before and their price is lower.

Motion to use Criterium Ferrell Yancy Engineers to perform the new Reserve Study.

Motion: Nef Trejo

Second: Linda Coblentz

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

Vote: 6-For 0-Against 0-Abstain

The land appraisals for the Friendswood Ranch Property were received. The tract in front of Norman Frede Chevrolet appraised for \$49,000 and the land in front of the hotel appraised for \$43,130. Mr. Godwin is working with a title company to finalize the gift. They are planning to pay off the fees before the property is deeded to us.

The Management Certificate is updated and was filed with the Secretary of State.

The April Newsletter has been completed and reviewed by the President and Committee. The printing cost will be \$4,335.00. Motion to approve the printing cost for the newsletter.

Motion: Terry Canup

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	<Absent>		
Terry Canup	X		
Linda Coblentz	X		



Leslie Eaton	X		
Matthew Henehan	X		
Tom Linton	X		
Glenda Stroud	<Absent>		
Nef Trejo	X		

Vote: 6-For 0-Against 0-Abstain

The 2019 property assessments will be generated and mailed over the next few months. Homeowners will be able to pay them online or in person after April 1, 2019.

The Spring Easter Egg Hunt and craft show will be held on April 13th from 10am-1pm. The Opening Day Outdoor Pool Bash will be held on Friday, May 24 from 5:30pm-10pm. There are currently 168 runners registered for the Lunar Landing Family Fun Run scheduled for July 21, 2019.

HPD PIP – Linda Coblentz

No meeting. No Report.

ACLC – Terry Canup

No meeting. No Report.

CLCWA – Tom Linton

No meeting. No Report.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 12 March 2019. Ten residential ARC requests were approved including a pool that was approved with restrictions. Two commercial ARC requests were reviewed. There were no variances approved by the ARC.

Budget & Finance – Glenda Stroud

No meeting. No report.

Bylaws & Policies – Terry Canup

No meeting. No report.



Communications – Linda Coblentz

No meeting. No report.

Elections – Tom Linton

The Election Committee met on March 7, 2019. Positions open Oakbrook, Oakbrook West, and Camino South. The application process will begin on April 1 at 8am. The deadline to submit an application is April 19 at 5pm. Early voting will be held April 29-May 3 from 11am-7pm in Room B at the Clear Lake Recreation Center. Election Day is May 4 from 7am-7pm.

Facilities Committee – Nef Trejo

No meeting. No report. There is a meeting scheduled for April 11, 2019.

Personnel – Terry Canup

No Meeting, No Report.

Trustee Comments

Thomas Linton – He attended the Water Authority meeting.

Linda Coblentz – No comments.

Nef Trejo – No comments.

Leslie Eaton – No comments.

Matthew Henehan – No comments.

Terry Canup – No comments.

The Open Meeting was recessed at 20:06pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:21pm.

Motion to approve the March absences for Lori Alvarez and Glenda Stroud.

Motion: Leslie Eaton Second: Terry Canup

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



Vote: 5-For 0-Against 1-Abstain

Motion to approve the February absence for Nef Trejo.

Motion: Leslie Eaton Second: Terry Canup

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

Vote: 5-For 0-Against 1-Abstain

Motion to send the two properties discussed in the Closed Session to Legal.

Motion: Leslie Eaton Second: Matt Henehan

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

Vote: 6-For 0-Against 0-Abstain

Motion to file suit on the three properties as discussed in the Closed Session.

Motion: Leslie Eaton Second: Tom Linton

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



Nef Trejo	X		
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Vote: 6-For 0-Against 0-Abstain

Motion to approve the Closed Meeting Minutes as written.

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		
Tom Linton	X		
Glenda Stroud	<Absent>		
Nef Trejo			X

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 20 February 2019 was closed at 20:23.


Leslie Eaton, Board Secretary


Date