



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
15 May 2019
REGULAR BUSINESS OPEN MEETING MINUTES

The May 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

Rachel Morales- General Manager

Comments from the Audience

There were no speakers from the audience:

Motion to approve the April 17, 2019 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		
Leslie Eaton	X		
Matthew Henehan	X		
Tom Linton	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the meeting minutes was approved.



President Report

President Terry Canup noted that the election was conducted properly, and the results will be announced at the June meeting. There will be a mandatory Trustee Orientation from 7:45am – 11:45am on 12 June 2019 in the CLCCA Board Room.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report. The balance on our UBS account currently is \$1,063,728.30. The Bank of America checking balance is at \$126,786.81.

The Sallie Mae Bank CD was already taken, so the money was invested in the Goldman Sachs, our second choice. We also invested \$100K instead of \$50K. We will receive 2.6% and the CD will come due on 25 April 2022. Our next CD will mature in July and we are currently receiving only 1.21%.

The Shell account is currently at \$37,785.12. The assessments for Camino South and the Commercial are coming in. The Bank of America Savings (BOA-2) from the insurance is now closed out. The balance was transferred to the operating account.

The Balance Sheet showing accounts receivable is \$108,194.68.

General Manager's Report

The April collections were \$14,280.78 and includes transfer fees, etc.

Criterium-Farrell-Yancy Engineers are scheduled to begin the Reserve Study on 30 May 2019.

Welcome Packets will be a priority and will be sent out to new property owners beginning in June. The packets will include information about the Association and the Recreation Center.

As the office approaches their busy season with assessments, pools, and camp, the General Manager requested to close the office from 11am – 5pm on Wednesdays from 22 May 2019 thru 31 August 2019. The office will remain open from 8am – 11am.

Motion to close the office to the public from 11am – 5pm on Wednesdays from 22 May 2019 thru 31 August 2019.

Motion: Lori Alvarez

Second: Nef Trejo

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		



Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Tom Linton	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

The motion to close the office for the requested hours was approved.

The summer pool hours at the Recreation Center will be Weekends only beginning 25 May 2019 from 1-7pm. It will be open daily 03 June 2019 -18 August 2019 from 1-7pm.

The Meadowgreen and Camino South pools will be open from 07 June 2019 – 18 August 2019 Friday –Sunday 2-7pm.

Kathy Dooley contacted the GM regarding a client of hers with an international investment trust opportunity where a percentage of the proceeds must target humanitarian aid. The GM provided her with a list of CLCCA needs, including playground equipment, new plumbing, pool plastering, gym a/c, and concrete repairs.

The 2019 Mil Assessment charge will be applied to all accounts on 01 April 2019. Assessments have been mailed out to Commercial, Camino South, Oakbrook, and Oakbrook West. Meadowgreen and the Townhomes/Condos will be mailed 3 May and 30 May 2019, respectively.

There will be an Opening Day Bash at the Recreation Center with activities and games. A movie will be shown on the outdoor inflatable movie screen.

The City of Houston inspector came out to inspect the pools on 07 May 2019. The outdoor pool PIWF was closed until we purchased a permit. This was never required in the past since the PIWF was installed. The inspector also measured every gap in the fence surrounding the pool and marked about 40 gaps for repair of less than ¼” deviance. The two interior doors to the indoor pool had to be repaired as did two exterior doors in order to pass inspection. Detailed Construction removed the concrete outdoors for the plumbers and poured the concrete for the bleacher pad on April 25th. Suncoast Plumbing repaired the two lines as approved by the board on April 30.

HPD PIP – Linda Coblentz

The HPD PIP will meet at 7pm on 21 May 2019 at Southeast Memorial Hospital.



ACLC – Terry Canup

The ACLC spoke a lot about the inspectors. There are 1000 acres that Friendswood Development is trying to give to Armand Bayou to connect to natural land. There are otters, birds, turtles, and pelicans. They would like a letter of support from the CLCCA stating that we are in favor of anything that helps prevent flooding. We will draft a motion for the June meeting.

The ACLC discussed the new fencing around Bay Forest. The cost is between \$80-100K. They are replacing 8,000 – 10,000 ft of fencing. Some homeowners will have to replace their fencing themselves.

CLCWA – Tom Linton

The Water Authority approved the drought contingency plan. The plan is required to be reviewed every 5 years.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 14 May 2019. Thirteen residential ARC requests were submitted, and all were approved except for one request for a circle driveway, which was disapproved. There were no variances required to be approved by the ARC.

Budget & Finance – Glenda Stroud

There will be a meeting on 30 May 2019.

Bylaws & Policies – Terry Canup

No meeting. No report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Tom Linton

The election was concluded, and the Oakbrook West write-in candidate declined the position. The 2019 preliminary election results: Camino South: Linda Coblentz -15 votes & Myron Heimlich - 2 votes. Oakbrook West: Write-In Candidate Alice Zoerner – 4 votes. There were zero candidates for Oakbrook.

The vacancy notice for Oakbrook and Oakbrook West will go out this week.



Facilities Committee – Nef Trejo

No meeting. No report.

Personnel – Terry Canup

A meeting was held on 06 May 2019. It will be discussed in the Closed Session.

Trustee Comments

Thomas Linton – No comments.

Nef Trejo – No comments.

Linda Coblentz – No comments.

Leslie Eaton – No comments.

Terry Canup -- No comments.

Matt Henehan -- No comments.

Glenda Stroud -- No comments.

Lori Alvarez – I’ve enjoyed the last three years. It had been fun working with everyone, but my job won’t let me continue. I might come back in the future.

The Open meeting was adjourned at 20:07 in order to go to the Closed Meeting.

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

Motion to approve the General Manager’s contract and salary as discussed in closed.

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		
Tom Linton	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

Motion to send the Seacliff property to Legal.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		



Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Tom Linton	X		
Glenda Stroud	X		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

Motion to approve the Closed Meeting Minutes as written.

Motion: Terry Canup Second: Lori Alvarez

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

Vote: 8-For 0-Against 0-Abstain

Motion to cancel the 29 May 2019 meeting.

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		
Tom Linton	X		
Glenda Stroud	X		
Nef Trejo	X		

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 15 May 2019 was closed at 20:22.


Leslie Eaton, Board Secretary


Date