



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
17 JULY 2019
REGULAR BUSINESS OPEN MEETING MINUTES

The July 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 – Stan Cook
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- Matthew Henehan
- Jennifer Taylor
- Rachel Morales - GM

Comments from the Audience

There were no speakers from the audience.

Motion to approve the June 19, 2019 Business Open Meeting Minutes as revised.

Motion: Terry Canup Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Open meeting minutes was approved.

President Report

President Terry Canup noted that it was great to see a full board even though we are down two members. He also noted that we need pass a motion to form a committee to revise the restrictive covenants, particularly because of the fences along Exploration Green.



Motion to form a committee to review and revise the Restrictive Covenants.

Motion: Terry Canup Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henchan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The CLCWA passed a motion to release the CLCCA to give homeowners who live along Exploration Green (formerly the golf course) the right to put up fences as we see fit. The Water Authority has ceded it to us with no objection.

Motion to accept the CLCWAs motion releasing the CLCCA from the fence restriction along Exploration Green.

Motion: Terry Canup Second: Matthew Henchan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henchan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

This would allow the homes along Exploration Green to have the standard 6ft wood fences, as allowed elsewhere in the CLCCA cores, and not be restricted to chain link (golf course fencing).

With the change in Board members President Terry Canup presented the new committee assignments.

Motion to approve the new committee assignments

Motion: Terry Canup Second: Matthew Henchan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		



Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report. We moved \$75,000 from the Operating Account to the Shell Account. Last year we transferred \$150,000, but it was less this year due to the expenditures. The expenditures include improvements and repairs (A/C, pool service, pool re-inspection, asphalt maintenance, etc.), and striping the OBW pool parking lot.

We will be receiving a dividend check from Texas Mutual Insurance for \$5,242.70 because we had no Workman's Compensation claims.

The Accounts Receivable on the Balance Sheet is \$215,415.79.

We have a \$100,000 CD coming due on July 29. The rates are very low right now. We can table this until next month and when it comes due it will automatically roll into the Money Markey account. After reviewing the offer sheet, the Board decided to go with a short-term CD in hopes the rates go up.

Motion to re-invest in the CD at Barclays for 2% for 1 year that matures 7/23/2020.

Motion: Terry Canup Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

General Manager's Report

The May collections were \$11,432.42 and includes transfer fees, etc. There are currently 21 active payment plans with property owners. The Accounts Receivable is \$215,415.79.

The Reserve Study was conducted by Criterium-Farrell-Yancy Engineers on 3 July 2019 and we are currently waiting on the report.



All of the unpaid assessments as of August 1 will receive a \$25 late fee.

The Lunar Landing Family Fun Run has almost 600 runners signed up plus a 1K run for kids with 40 kids signed up. It will kick off early Sunday morning.

The closing on the Friendswood Ranch Property took place on July 1, 2019. The special Warranty Donation Deed was filed with the Harris County Clerk's Office. Surveys were also sent to Silversands to add the contract for mowing and to Brady Chapman to add the property to our insurance. We also need to file for tax exemption for 2020.

The Clear Lake Church of Christ Impact Week will run July 22-26. The volunteers will beautify the CLCCA monuments along Hwy 3 as their project.

HPD is working with us to obtain 911 key boxes for quick access to our pools and facility in case of an emergency.

HPD PIP – Jennifer Taylor

Crime is down a bit in the area. North of Clear Lake there were over 700 Burglaries of Vehicles. HPD also is on the watch for "Juggers". These are individuals who follow people from banks, etc. and then rob them. HPD also is going to have a free VIN etching program for vehicles. Food trucks also have had a rash of robberies because they deal with cash. HPD also is accepting backpack donations for their back to school program.

ACLC – Terry Canup

There is no ACLC meeting in July.

CLCWA – Linda Coblentz

There was one speaker on the issue of the sewer backing up into people's showers in the homes in Oakbrook on Neptune and Festival. The water authority thinks it probably is from AT&T work in the area where they drilled horizontally but is going to look into it.

The water authority also passed a resolution regarding the fences along Exploration Green, formerly the golf course, giving the CLCCA the authority to change the fence restrictions for homeowners.

Committee Reports

ARC – Matthew Henchan



The Architectural Review Committee met on 9 July 2019. There were 5 residential and 2 commercial applications. Several commercial variances were submitted to the Board for approval. Hope Christian Reformed Church at 770 Pineloch submitted a request for a larger monument sign with an LED board. They are requesting an 8-foot sign to allow the extra 1 2/3 feet for the base. The sign will be placed away from the road so there is no obstruction to view for traffic. They are also willing to follow the color policies.

Linda Coblentz asked why we were giving the church a variance but not one to Bill de la Garza when he requested a variance. De la Garza's sign was significantly closer to the street than the location of the church sign.

Motion to allow the variance for the Hope Christian Reformed Church sign.

Motion: Matthew Henehan Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz		X	
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 1-Against 0-Abstain

The motion was approved.

Budget & Finance – Glenda Stroud

No meeting. No report.

Bylaws & Policies – Terry Canup

No meeting. No report.

Communications – Linda Coblentz

No meeting. No report.

Elections –

No meeting. No report

Facilities Committee –

No meeting. No report.



Personnel – Terry Canup

No meeting. No report.

Trustee Comments

Jennifer Taylor -- No comments.

Linda Coblentz – No comments.

Leslie Eaton – No comments.

Matt Henehan -- No comments.

Glenda Stroud – Received comments about the controlled access gate security at the recreation center. People need to realize the demographics and society has changed. It's everywhere, not just here.

Stan Cook – The problem with a two-entrance property like ours is that someone can enter through one door do their no-good business and exit the other door and not get caught. The restriction to one entrance gives us a better chance of finding the person.

Terry Canup – We are glad to have you back, Stan.

The Open meeting was adjourned at 20:23 in order to go to the Closed Meeting.

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

Motion to file a Notice of Non-Compliance against the four properties as discussed in the Closed Session.

Motion: Terry Canup Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Motion to send the seven properties to legal for uncured violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		



Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Motion to send the six properties to legal for collection issues as discussed in the Closed Session.

Motion: Leslie Eaton Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Motion to approve the Closed Meeting Minutes as written.

Motion: Leslie Eaton Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook			X
Leslie Eaton	X		
Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor			X

Vote: 5-For 0-Against 2-Abstain

Motion not to hold the second July meeting.

Motion: Terry Canup Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		



Matthew Henehan	X		
Glenda Stroud	X		
Jennifer Taylor	X		

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 Regular Business Meeting of 15 May 2019 was closed at 20:51.


Leslie Eaton, Board Secretary


Date