



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**21 AUGUST 2019**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The August 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-General Manager

**Comments from the Audience**

There were no speakers from the audience.

Motion to approve the July 17, 2019 Business Open Meeting Minutes as written.

Motion: Stan Cook                      Second: Terry Canup

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 discussed the success of the Lunar Landing Family 5K Fun Run. Robbie Saban from the Running Alliance Sport indicated that over 700 people registered and over 600 people completed. There were only two individuals that did not finish the race. Rachel Morales thanked



Robbie Saban with Running Alliance and recent Oakbrook trustee Lori Alvarez for partnering with CLCCA. A check for \$1,000 was presented to the CLCCA.

The Board spoke with the individuals interested in the open positions on the board:

Linda Prenatt-Rodriguez and Robert Kuhl from Oakbrook each spoke about themselves and what they could bring to the Board. President Terry Canup asked the Board members to vote for whom they supported, first Linda Prenatt-Rodriguez, then Robert Kuhl.

RUSTEE	Linda Prenatt-Rodriguez	Robert Kuhl	ABSTAIN
Terry Canup		X	
Linda Coblentz	X		
Stan Cook		X	
Leslie Eaton		X	
Matthew Henehan		X	
Glenda Stroud		X	
Jennifer Taylor		X	

Vote: 1- Linda Prenatt-Rodriguez 6- Robert Kuhl 0-Abstain

Lindie Dragomir from Meadowgreen spoke about herself and what she could bring to the Board. President Terry Canup asked the Board members to vote for their support.

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

Vote: 7- Lindie Dragomir 0-Abstain

Motion to seat Lyndie Dragomir and Robert Kuhl as the appointed trustees from Meadowgreen and Oakbrook, respectively.

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		
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Vote: 7-For 0-Against 0-Abstain

The appointed Trustees read the oath of office and took their seats at the Board table.

### **Treasurer Report**

Treasurer Glenda Stroud gave the Treasurer's Report. As approved at the July Board meeting, the Capitol One CD that matured on 7/29/2019 was reinvested with Barclay's on July 18 for a 2% rate. The CD will mature on July 23, 2020.

The current statement balance is \$1,077,567.02.

Two additional CDs will mature in 2020:

July 13, 2020 Comenity Bank for \$100,000

November 24, 2020 Ally Bank for \$100,000

### **General Manager's Report**

The June collections were \$13,898.44 and includes transfer fees, etc. There are currently 21 active payment plans with property owners. The Accounts Receivable is \$319,398.03.

The Reserve Study was conducted by Criterium-Farrell-Yancy Engineers on 3 July 2019 and we are currently waiting on the report. They are expected to complete the study by August 30<sup>th</sup>.

The gym boiler inspection needs to be scheduled. The General Manager contacted several commercial companies to inspect and clean the unit. Repairs needed will be an additional cost. The Board reviewed the bids to inspect and clean the gym boiler unit.

Motion to use Fire Power Boiler Services to clean and inspect the gym boiler, for \$1,863.73 as we have used them in the past.

Motion: Matthew Henehan

Second: Terry Canup

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		
Robert Kuhl	X		



Lyndie Dragomir	X		
Vote: 9-For	0-Against	0-Abstain	

We have had a 16% increase in the number of residents using E-pay and Buildium over the past two years.

The insurance renewal forms are currently in progress.

The General Manager asked the board to submit article information for the October newsletter by August 30<sup>th</sup>.

Camp Clear Lake passed inspection on July 22<sup>nd</sup> with no issues. There was a 3% increase in camp participants this year.

There were no additional insurance premiums for obtaining the Friendswood Ranch property donations.

#### **HPD PIP – Jennifer Taylor**

Clear Lake is still experiencing Burglaries of Vehicles and “Juggers” who follow people from banks, or from their business to the bank with a bank bag and then rob them. The burglars are from out of the area. 311 also spoke about heavy trash issues and delays. Residents are complaining that they are taking their trash out and sometimes they get missed. Residents also are putting their trash out early to avoid being missed.

#### **ACLC – Terry Canup**

There is no ACLC meeting in August.

#### **CLCWA – Linda Coblentz**

They have resumed spraying in ponds to suppress the mosquitoes through August & September. The CLCWA also has purchased a new computer program that interacts with the stations better.

#### **Committee Reports**

##### **ARC – Leslie Eaton**

The Architectural Review Committee met on 13 August 2019. There were 14 residential and 2 commercial applications. Three of the residential applications were disapproved. A home on Waybridge Drive wanted to replace windows but did not supply enough information. A home on Torrey Pines requested a new fence, however the ARC needed more information on the fence,



including a drawing on the plot of where the fence is to be placed. A home on Cobre Valley Drive wanted to replace the rood with a green shingle, but the ARC needs to see a sample of the green shingle to assure the color is acceptable.

There was one Commercial ARC request that was approved as submitted.

**Budget & Finance – Glenda Stroud**

No meeting. No report.

**Bylaws & Policies – Terry Canup**

No meeting. No report.

**Communications – Linda Coblentz**

No meeting. No report.

**Elections – Jennifer Taylor**

No meeting. No report

**Facilities Committee –**

No meeting. No report.

**Personnel – Terry Canup**

No meeting. No report.

**Revision of Restrictive Covenants – Stan Cook**

No meeting. No report.

**Trustee Comments**

Lindie Dragomir – No comments.

Linda Coblentz – I'd like to welcome Lindie and Bob.

Robert Kuhl – I look forward to working with you and make better things happen.

Leslie Eaton – I'd like to welcome Lindie & Bob. It's nice having a full board again, finally.

Matt Henehan – Welcome.

Glenda Stroud – Welcome to the board.

Jennifer Taylor – Welcome. And good luck.



Stan Cook – In case you haven't noticed, in the Diana Lane/Torry Pines area all of the sidewalk corners have been re-done with new handicapped ramps. We also have crossing guards at that intersection every afternoon for safety.

Terry Canup – We should get a picture of Stan when he is smiling. We are glad to have you back, Stan.

The Open meeting was adjourned at 20:24 in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:46pm.

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		
Robert Kuhl			X
Lyndie Dragomir			X

Vote: 7-For 0-Against 2-Abstain

Motion to send the Redway property to Legal 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		
Robert Kuhl	X		
Lyndie Dragomir	X		

Vote: 9-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 21 August 2019 was closed at 20:47.

Leslie Eaton, Board Secretary

25 Sept 2019  
Date