



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
25 SEPTEMBER 2019
REGULAR BUSINESS OPEN MEETING MINUTES**

The September 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
- Lyndie Dragomir
- Matthew Henahan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales - GM

Comments from the Audience

Nancy Capra addressed the Board and requested support for speed humps on Bonanza Road from Reseda Drive to Saturn Drive. Her garage has been hit twice in the last 20 years.

Motion to approve the August 21, 2019 Business Open Meeting Minutes as written.

Motion: Stan Cook

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Lyndie Dragomir	X		
Leslie Eaton	X		
Matthew Henahan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain



The motion to approve the Open meeting minutes was approved.

President Report

President Terry Canup presented the revised committee assignments to the Board members.

Motion to approve the revised committee assignments

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 9-For 0-Against 0-Abstain

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report.

The current UBS statement balance is \$1,083,809.50.

No additional CDs will mature in 2019, however, three CDs will mature in 2020:

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

July 23, 2020 Barclay's for \$100,000

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

Shell Federal Credit Union Money Market account balance is now \$163,091.92

The Bank of America (BOA) checking account balance is now \$153,239.83.

General Manager's Report

The August collections were \$45,575.92 and includes transfer fees, etc. There are currently 12 active payment plans with property owners. Nine accounts were paid in full last month. The Accounts Receivable is \$302,588.58.

The gym boiler was cleaned and passed inspection by Fire Power Boiler Services!



We received a request from Jordan McGinty to support the installation of speed humps on Bonanza Road from Reseda Drive to Saturn Drive.

Motion to support the installation of speed humps on Bonanza Road from Reseda Drive to Saturn Drive.

Motion: Matthew Henehan

Second: Robert Kuhl

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

Vote: 9-For 0-Against 0-Abstain

The October Communicator was completed and sent to the President and committee members for review. The estimated cost for printing is \$4,351.00.

Motion to approve the Newsletter expense.

Motion: Glenda Stroud

Second: Stan Cook

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

Vote: 9-For 0-Against 0-Abstain

The Employee Manual was updated with current information from the Texas Workforce Commission. The updated manual was recently distributed to all employees.



There are several upcoming recreation events:

- Fall Garage Sale Saturday, October 5
- Fall Festival currently Friday, October 25
- Senior Holiday Social Friday, December 20 5:30 – 8:30; Italian food, music, games, etc.

HPD PIP – Jennifer Taylor

The meeting was cancelled due to the storm

ACLC – Terry Canup

Lyndie Dragomir attended the meeting. The lack of maintenance of the medians along Space Center Blvd, El Dorado Blvd, etc was discussed. City Hall also has hired private contractors to pick up the trash that the City workers are missing. Call 311 if you have trash that has been missed.

CLCWA – Linda Coblentz

A Meadowgreen Homeowner spoke about the 12-foot swail enclosed by fences that is being installed. The noted that it will reduce property values in the area. The CLCWA will be keeping the tax rate the same. They also accepted a bid for the Phase 3 of Exploration Green.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 10 September 2019. There were 10 residential and 1 commercial applications. Three of the residential applications were disapproved. A home on Sullins Way wanted to install a patio cover but did not supply enough information. Additional information was supplied, and the patio cover was approved. A home on Silverpines requested a new fence and a tree removal, however the ARC needed more information on the fence, including specific information on the fence materials and a drawing on the plot of where the fence is to be placed. A home on Cobre Valley Drive wanted to replace the roof with a green shingle. The ARC requested the Homeowner to select a more earth tone, brown/grey/black color to be consistent with the other homes in the area.

There was one Commercial ARC request. The business requested to be able to install two signs for their business. The request was disapproved.

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.

Trustee Comments

Lindie Dragomir – I feel much more prepared for the meeting.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Matt Henehan – No comment.

Glenda Stroud – No comment.

Jennifer Taylor – No comment.

Stan Cook – No comment.

Terry Canup – No comment.

The Open meeting was adjourned at 20:16 in order to go to the Closed Meeting.

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

Motion to file a combo suit on the Penn Hills property 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			

Motion to file a suit on the Buccaneer Lane property as discussed in the Closed Session

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 9-For 0-Against 0-Abstain

Motion to send the 6 accounts to legal for collection matters as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

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

Vote: 9-For 0-Against 0-Abstain



Request to disapprove the credit request on the Seafoam property.

Motion: Leslie Eaton Second: Glenda Stroud

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

Vote: 6-For 2-Against 0-Abstain

Motion to approve the Closed Meeting minutes.

Motion: Leslie Eaton Second: Lyndie Dragomir

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Lyndie Dragomir	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	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 25 September 2019 was closed at 20:50.


Leslie Eaton, Board Secretary


Date