



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 NOVEMBER 2019
REGULAR BUSINESS OPEN MEETING MINUTES**

The November Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 7:30 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
- Treasurer – Glenda Stroud
- Linda Coblentz
- Matthew Henehan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales – General Manager
- Secretary – Leslie Eaton - Absent
- Lyndie Dragomir - Absent

Comments from the Audience

There were no residents that requested to speak to the Board.

District 129 Candidate Ryan Lee attended the meeting to introduce himself to the board. Ryan explained he is interested in keeping up the property values in the Clear Lake area as he currently resides here. He also understands CLCCA's situation with the founding documents and hopes to be able to help CLCCA if elected.

Motion to approve the October 16, 2019 Business Open Meeting Minutes as written.

Motion: Stan Cook

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Lyndie Dragomir	Absent		
Leslie Eaton	Absent		
Matthew Henehan	X		



Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion to approve the Open meeting minutes was approved.

A letter was sent to the Board by Stephanie Schneider and Tom Kremenich stating they have been looking for ways to repair the exterior concrete fence. They were urged to seek funding from private Grants by Dave Martin and Dennis Paul. In order for this to occur, they requested to use CLCCA's non-profit EIN organization number. The letter stated they would be contact points for all the grants applied and leave no responsibility for the administrative office or board with this matter.

Motion to approve the request to use CLCCA's non-profit status to pursue grants for the concrete fence.

Motion: Terry Canup

Second: Bob Kuhl

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

Vote: 0-For 7-Against 0-Abstain

The motion failed.

President Report

President Terry Canup informed the Board that Friendswood Ranch would like to donate another piece of land totaling 109,336 sqft that is located near the Las Palmas apartments. The board will research the property and table the discussion for December meeting.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report.

The current UBS statement balance is \$1,087,631.84.

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

The Shell Federal Credit Union balance is \$163,369.51.

The Bank of America (BOA) checking account statement balance is \$116,555.22.

\$75,000 was transferred from Shell to operating on November 5th leaving a balance of \$88,369.51 in the Shell FCU Acct.

Aged Accounts Receivable: \$249,286.40 over 91+ days. Grand total for all properties: \$269,991.52.

The insurance was renewed with Brady, Chapman, Holland for \$129,229. The down payment to bind the coverage was \$13,410.05.

General Manager's Report

The October collections were \$18,287.28 and includes transfer fees, etc.

The Fall Festival was held on Friday, October 25. There were 34 vendors and 130 tickets were sold. Net profit: \$1,149.

The Senior Holiday Social is scheduled for Friday, December 20 5:30 – 8:30. There will be Italian food, music, games, etc. Registration is open.

Special thanks to past board member Nef Trejo for his help in partnering PowerHouse Pressure Washing with CLCCA and special thanks to the Owner Greg Smith who recently pressured washed the Krueger Park pool deck, parking lots and basketball goal area free of charge!

Several emergency repairs were recently made to the gym HVAC system, a space heater in the indoor pool and the indoor pool boiler. A gas regulator had to be replaced as did several other components. A new Modine space heater was installed by Mairathon Cooling & Heating.

Backflow devices were inspected. All but one passed. Epic Plumbing replaced the backflow device that failed.

HPD PIP – Jennifer Taylor – No meeting held this month.

ACLC – Terry Canup

Terry and Lyndie missed this meeting.



CLCWA – Linda Coblentz

On October 18, a public hearing on the proposed ad valorem tax rate for 2019 convened and adjourned with no public comments.

The regular meeting opened with a discussion of another drainage swale in Bay Forest on Park Estate Lane. The board assured residents that their feedback was important, and that planning was very preliminary. A quibble over the wording (sewage easement rather than drainage easement) resulted in the matter being referred to executive session. The board then considered Larry Dunbar's presentation of the consequences of the Atlas 14 rainfall study for the Houston area. The results mean that what used to be rainfall for a 500-year flood is now what we can expect in a 100-year flood. CLCWA must change its criteria for detention ponds and release rates. They did so on November 14. Linda has the exact figures if anyone would like them. The other substantive issues the refunding of bonds and the actual setting of the tax rate for 2019 at the same rate as last year.

At the November 14 meeting, residents of Park Estate Lane were back, and board members again reassured them that plans are very preliminary and that they continue to look for the best way to solve the flooding problem. A University Green resident asked for the board's help for flooding that has been recurring since 1999. The board noted that some of the streets involved are private UG HOA streets where CLCWA cannot operate. The Living Word Church on Kirby asked for a variance as it redoes its parking lot and drainage and undergoes other building. A neighbor of the church suggested that nothing be approved that does not solve the current problem of the church's draining onto their property. The board tabled the request because of the lack of engineering data. The meeting ended with the sort of promise that the decades long sewage problems on parts of Diana will be solved with the installation of new sewage pipes, possibly within a month but almost certainly in the early new year.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on November 12, 2019. There were 12 residential applications and 2 commercial applications. Two of the residential applications were disapproved. One was for a fence that did not meet the guidelines and a patio cover was denied due to missing information.

Budget & Finance – Glenda Stroud

No meeting. No report.

Bylaws & Policies – Terry Canup

Meeting held on November 6th. Motion to approve the recommended Bylaw changes:

Motion: Terry Canup Second: Stan Cook



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

Vote: 7-For 0-Against 0-Abstain

The motion was approved.

Motion to approve the recommended changes to the Committee & Charter Policy changes:

Motion: Terry Canup Second: Stan Cook

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

Vote: 7-For 0-Against 0-Abstain

The motion was approved.

Motion to approve the recommended Recreation Policy changes as amended.

Motion: Terry Canup Second: Bob Kuhl

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



Vote: 7-For 0-Against 0-Abstain

The motion was approved.

Motion to approve the recommended General POA Guideline Policy changes that include the new Rental and Leasing Policy.

Motion: Terry Canup Second: Matthew Henchan

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

Vote: 7-For 0-Against 0-Abstain

The motion was approved.

Communications – Linda Coblentz

No meeting. No report.

Elections – Jennifer Taylor

Meeting held on October 28. The committee recommended changes to Bylaw 3.2, 4.3, 4.5 and 4.7. The Election day is scheduled for May 2, 2020 from 7am-7pm. The committee also recommended changing early voting from one week to two days prior to the election day.

Facilities Committee – Stan Cook

No meeting. No report.

Personnel – Terry Canup

No meeting. No report.

Trustee Comments

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Matt Henchan – Happy Thanksgiving.

Glenda Stroud – No comment.



Jennifer Taylor – No comment.

Stan Cook – No comment.

Terry Canup – No comment.

The Open meeting was adjourned at 8:40pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 9:10pm.

Motion to move 10 accounts to legal for collections.

Motion: Terry Canup Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to move five accounts to legal for uncured deed violations as discussed in Closed.

Motion: Terry Canup Second: Jennifer Taylor

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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to send one commercial property to legal for uncured deed violations as discussed in Closed.



Motion: Terry Canup

Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to file suit on the Meadowgreen Chedworth property for collections as discussed in closed.

Motion: Terry Canup

Second: Bob Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to decline request for late fee and legal fee removal for the OBW property as discussed in closed.

Motion: Terry Canup

Second: Bob Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Lyndie Dragomir	Absent		
Leslie Eaton	Absent		
Matthew Henehan	X		
Robert Kuhl	X		



Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to file suit on Oakbrook Wavecrest property for uncured deed violations as discussed in Closed.

Motion: Terry Canup Second: Bob Kuhl

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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to approve the late fee credit on the Oakbrook property as discussed in Closed.

Motion: Terry Canup Second: Linda Coblentz

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

Vote: 7-For 0-Against 0-Abstain

Motion passed.

Motion to file a notice of non-compliance on the Meadowgreen St. Cloud property as discussed in Closed.

Motion: Terry Canup Second: Jennifer Taylor



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

Vote: 7-For 0-Against 0-Abstain

The motion passed.

Motion to approve the Closed Meeting Minutes as written.

Motion: Terry Canup Second: Matthew Henehan

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

Vote: 9-For 0-Against 0-Abstain

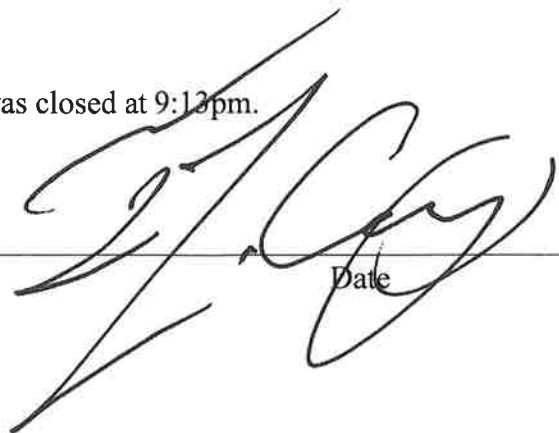
Comments from the Audience

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 20 November 2019 was closed at 9:13pm.

Terry Canup, President



Date