



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
18 DECEMBER 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 - Absent
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud
- Linda Coblentz
- Lyndie Dragomir
- Matthew Henehan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales – General Manager

Comments from the Audience

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

Motion to approve the November 20, 2019 Business Open Meeting Minutes as written.

Motion: Robert Kuhl Second: Matthew Henehan

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

Vote: 6-For 0-Against 2-Abstain

The motion to approve the Open meeting minutes was approved.

Motion to approve the typographical correction to the July 17, 2019 Business Open Meeting Minutes.

Motion: Leslie Eaton Second: Robert Kuhl



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

Vote: 6-For 0-Against 2-Abstain

The motion to approve the correction to the July 2019 Open meeting minutes was approved.

Motion to amend the Rental & Leasing Policy with the attorney's recommendation.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the changes to the Rental & Leasing Policy was approved.

President Report

President Terry Canup informed the Board that Friendswood Ranch is interested in donating a 2 ½ acre parcel of land on the east side of Cow Bayou. The parcel is behind King's Park apartments and El Camino Village apartments and is "land-locked", with no way to access the property for mowing or maintenance without permission from other property owners. No motion was made regarding the property.

The amended Reserve Study was presented to the Board for review. The amendment added information to include the HVAC for the gymnasium.

Motion to approve the amendment of the Reserve Study to include the HVAC for the Gymnasium.

Motion: Terry Canup Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion was approved unanimously.

Treasurer Report

Treasurer Glenda Stroud gave the Treasurer's Report.

The current UBS statement balance is \$1,091,510.00.

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 \$88,441.96. \$75,000 was transferred to the Bank of America Checking Account on November 5, 2019.

The Bank of America (BOA) checking account balance is now \$97,664.74.

The Bank of America (BOA) Merchant Account balance is \$3,882.23.

General Manager's Report

The November collections were \$20,021.45 and includes transfer fees, etc. The Accounts Receivable is \$260,361.83.

The Senior Holiday Social will be held on Friday, December 20 5:30 – 8:30; Italian food, music, games, etc.

Events coming up in 2020 include:

Spring Yard Sale: 3/28/20

Spring Festival/Easter Egg Hunt: 4/4/20

Opening Day Bash: 5/22/20

Summer Camp: 6/8/20

Lunar Run: 7/18/20

Fall Yard Sale: 9/12/20

Fall Festival: 10/23/20

Senior Holiday Social: 12/18/20



The January Communicator will be sent to the Communications Committee and Board President. A motion is needed to approve the Newsletter expense of \$3,980.

Motion to approve the \$3,980 for the Newsletter expense.

Motion: Leslie Eaton Second: Glenda Stroud

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Newsletter expense was approved.

Emergency repairs were made to the boiler and a new gas regulator and a hot surface ignitor was also replaced by Firepower at a total cost of \$4,688.05.

There was no heat in the gym on Dec 11th due to the deteriorated air handler above the men's locker room going out. A new 7.5HP industrial motor was installed by Mario Machorro at Prime Airmasters. Total cost: 2,800.

We received the \$10,000 rent payment from NASA Little League.

HPD PIP – Jennifer Taylor

No Meeting. No Report

ACLC – Terry Canup

No Meeting. No Report

CLCWA – Linda Coblentz

The CLCWA owns the drains in University Green and will be enlarging the drains. The homes are only 1 foot above the curbs. The CLCWA Board also discussed changing voting locations from 4 to 2 and also discussed the difficulty of finding volunteers to work the elections. They will now be paying \$20/hour.

Committee Reports

ARC – Leslie Eaton



The Architectural Review Committee met on 10 December 2019. There were 6 residential and 1 commercial applications. All of the residential applications were approved. A home on Festival applied to remove a tree in their front yard due to disease.

There was one Commercial ARC request. The business requested permission for leasing signage. They requested signage on corrugated plastic and the sign was longer than the dimensions allowed. 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

Lyndie Dragomir – No comment.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Matt Henehan – Merry Christmas

Glenda Stroud – Merry Christmas

Jennifer Taylor – No comment.

Terry Canup – No comment.

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 20:30pm.

Motion to approve the November absences for Leslie Eaton and Lyndie Dragomir.

Motion: Jennifer Taylor

Second: Matthew Henehan



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

Vote: 6-For 0-Against 2-Abstain
The motion was approved.

Motion to move 11 accounts to Legal as discussed in the Closed Session.

Motion: Robert Kuhl Second: Terry Canup

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

Vote: 8-For 0-Against 0-Abstain
The motion was approved.

Motion to move 9 deed violation accounts 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	Absent		
Lyndie Dragomir	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain



The motion was approved.

Motion to refile Contempt against the Meadowgreen property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Lyndie Dragomir

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

Vote: 8-For 0-Against 0-Abstain

The motion was approved.

Motion to approve the 20 November 2019 Closed Meeting Minutes as written.

Motion: Matthew Henahan Second: Robert Kuhl

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

Vote: 6-For 0-Against 2-Abstain

The motion was approved.

Comments from the Audience - There were no comments from the audience.

A motion to adjourn was offered by Matthew Henahan.

The Regular Business Meeting of 18 December 2019 was closed at 20:34.


Leslie Eaton, Board Secretary

15 January 2020
Date