



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**15 JANUARY 2020**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The January Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice-President Stan Cook 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 – Absent
- Vice President – Stan Cook
- Secretary – Leslie Eaton
- Treasurer – Glenda Stroud – Absent
- Linda Coblentz
- Lyndie Dragomir
- Matthew Henehan –Late, arrived at 7:50pm
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales

**Comments from the Audience**

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

Motion to approve the December 18, 2019 Business Open Meeting Minutes as corrected.

Motion: Robert Kuhl                      Second: Lyndie Dragomir

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

Vote: 5-For    0-Against    1-Abstain



The motion to approve the Open meeting minutes was approved.

### **President Report**

There was no President's Report since President Terry Canup was absent.

### **Treasurer Report**

The current UBS statement balance is \$1,092,704.03.

Three CDs will mature in 2020:

Comenity Bank for \$100,000 on 7/13/2020

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

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

The Shell Federal Credit Union balance is \$88,509.96 as of December 31, 2019.

On January 7, 2020, \$70,000 was transferred from the Shell FCU to the Bank of America Checking Account for operations.

The Bank of America (BOA-01) Checking Account balance is now \$64,901.439 as of December 31, 2019.

The Bank of America (BOA-02) Merchant Account balance is \$3,000.00 as of December 31, 2019.

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

The December collections were \$13,116.19 and includes transfer fees, etc. The Accounts Receivable is \$250,334.23.

We received a letter from the Texas Workforce Commission stating that the employment insurance tax for 2020 for the CLCCA is 0.31%, which is the lowest possible tax rate that an experienced employer in Texas can be assigned. This is the second year in a row that we have received this rate. We received the lowest rate because there were no unemployment claims charged to the account, Unemployment Insurance reports were filed in a timely manner, and the Unemployment Insurance tax was paid when due.

The Senior Holiday Social was held on Friday, December 20<sup>th</sup>. We have received several letters and comments stating the event went well. Additional senior social events will be planned for 2020.

The Tivity Health/Silver Sneakers brought in \$131.00 for the month of November. We have been averaging \$150-160 per month.



The Spring Yard Sale will be held on Saturday, March 28, 2020.

All past summer camp and lifeguards will be contacted this month regarding summer 2020 employment.

Suncoast Plumbing replaced the gas regulator for the indoor pool boiler and there have been no issues with the pool water temperature since this was replaced. The black wrought iron fence at the recreation center is being sanded and repainted on an ongoing basis, per the comments in the reserve study as needing attention.

The pressure washing also is being completed at the recreation center on a routine basis.

**HPD PIP – Jennifer Taylor**

No Meeting. No Report

**CLCWA – Linda Coblentz**

The CLCWA seems to have reversed a long-standing policy of never waiving a late fee.

**ACLC – Lyndie Dragomir**

Shelly Villareal mentioned the removal of graffiti and dealing with the homeless issues in the area. The ACLC is planning a Town Hall meeting at Clear Lake Methodist Church.

**Committee Reports**

**ARC – Leslie Eaton**

The Architectural Review Committee met on 14 January 2020. There were 8 residential and 2 commercial applications. All of the residential applications were approved. Two homes requested window replacements, two homes requested solar panel installation, two homes requested tree removals, one home requested trim and garage repaint, and one home requested the installation of a swim spa (hot tub) in their back yard. All of the residential requests were approved as submitted. There were two Commercial ARC requests. The NASA Little League requested to replace the roof on their concession stand, and Hann re-submitted the leasing signage and awnings using the allowable materials. Both commercial requests were 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 – Stan Cook**

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 – No comment.

Jennifer Taylor – No comment.

Stan Cook – No comment.

The Open meeting was adjourned at 19:43 in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:11pm.

Motion to approve the December absence for Stan Cook.

Motion: Leslie Eaton      Second: Robert Kuhl

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



|                 |        |  |  |
|-----------------|--------|--|--|
| Glenda Stroud   | Absent |  |  |
| Jennifer Taylor | X      |  |  |

Vote: 6-For 0-Against 1-Abstain

Motion to move 6 accounts to Legal for collections as discussed in the Closed Session.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

Motion to approve a 50% late fee credit to the Ramada/Seafarer Townhome property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Jennifer Taylor

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

Vote: 7-For 0-Against 0-Abstain

Motion to disapprove the Meadowgreen late fee credit request as discussed in the Closed Session.

Motion: Leslie Eaton Second: Lyndie Dragomir

| TRUSTEE        | FOR    | AGAINST | ABSTAIN |
|----------------|--------|---------|---------|
| Terry Canup    | Absent |         |         |
| Linda Coblentz | X      |         |         |
| Stan Cook      | X      |         |         |



|                 |        |  |  |
|-----------------|--------|--|--|
| Lyndie Dragomir | X      |  |  |
| Leslie Eaton    | X      |  |  |
| Matthew Henehan | X      |  |  |
| Robert Kuhl     | X      |  |  |
| Glenda Stroud   | Absent |  |  |
| Jennifer Taylor | X      |  |  |

Vote: 7-For 0-Against 0-Abstain

Motion to move the additional Penn Hills deed violation to Legal to file suit as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matthew Henehan

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

Vote: 7-For 0-Against 0-Abstain

Motion to give the attorney permission to file suit on the Oakbrook West property as discussed in the closed session.

Motion: Leslie Eaton Second: Lyndie Dragomir

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

Vote: 7-For 0-Against 0-Abstain



Motion to give the attorney permission to file suit on the Camino South Seamaster property as discussed in the closed session.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 7-For 0-Against 0-Abstain

Motion to give the attorney permission to file suit on the Camino South Buoy property as discussed in the closed session.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 7-For 0-Against 0-Abstain

Motion to approve the December Closed Meeting Minutes as written.

Motion: Leslie Eaton Second: Matthew Henehan

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



|                 |        |  |  |
|-----------------|--------|--|--|
| Robert Kuhl     | X      |  |  |
| Glenda Stroud   | Absent |  |  |
| Jennifer Taylor | X      |  |  |

Vote: 6-For 0-Against 1-Abstain

Motion to not have a second board meeting in January.

Motion: Jennifer Taylor

Second: Lyndie Dragomir

| TRUSTEE         | FOR    | AGAINST | ABSTAIN |
|-----------------|--------|---------|---------|
| Terry Canup     | Absent |         |         |
| Linda Coblentz  | X      |         |         |
| Stan Cook       | X      |         |         |
| Lyndie Dragomir | X      |         |         |
| Leslie Eaton    | X      |         |         |
| Matthew Henehan | X      |         |         |
| Robert Kuhl     | X      |         |         |
| Glenda Stroud   | Absent |         |         |
| 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 January 2020 was closed at 20:15.

  
Leslie Eaton, Board Secretary

19 February 2020  
Date