



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**19 FEBRUARY 2020**  
**REGULAR BUSINESS OPEN MEETING MINUTES**

The February 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 – Absent
- Linda Coblentz
- Lyndie Dragomir
- Matthew Henehan --Absent
- 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 January 15, 2019 Business Open Meeting Minutes as corrected.

Motion: Leslie Eaton      Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
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: 6-For    0-Against    1-Abstain



The motion to approve the Open meeting minutes was approved.

### **Treasurer Report**

General Manager Rachel Morales gave the Treasurer's Report since Treasurer Glenda Stroud was absent. The current UBS statement balance is \$1,074,547.61.

Three CDs will mature in 2020:

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

Barclay's for \$100,000 on 7/23/2020

Ally Bank for \$100,000 on 11/24/2020.

The Shell Federal Credit Union balance is 38,509.27 as of January 31, 2020.

On January 7, 2020, \$50,000 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 \$87,698.32 as of January 31, 2020.

The Bank of America (BOA-02) Merchant Account balance is \$3,143.31 as of January 31, 2020.

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

The January collections were \$13,548 and includes transfer fees, etc. The Accounts Receivable is \$240,551.38.

Macharro Air is now Primo Air Masters who are our preferred HVAC vendor. Suncoast repaired the small Camino South pool leak.

Janet, Jackie & Rachel are working on an internal audit of all past delinquent owner accounts to reduce the aging in the accounts.

The Board reviewed the mosquito control contracts for 2020. The choice is to start spraying for mosquitos April 1 for \$15,996 or May1 for \$13,932 and end on October 31, 2020.

Motion to approve the Mosquito control contract with Cypress Creek Mosquito Control starting in May and ending on October 31 for \$13,932.

Motion: Terry Canup                      Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
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: 7-For 0-Against 0-Abstain

The resurfacing of the Rutledge Park Tennis Courts is scheduled to begin the week of March 16<sup>th</sup> and is expected to take 3-4 weeks.

Rachel and Robyn are discussing a youth program with LaQueda Davis, Founder of 23 Thru Me. This program will be for kindergarten through 8<sup>th</sup> graders and will provide basketball, soccer, flag football, pickleball and possibly tennis.

The Ameripower electricity contract was approved and signed by the board in June of 2019. This agreement is to begin on July 3, 2020 and was for 60 months at a rate of .04880/kwh. CLCCA's broker contacted the association indicating he could extend the agreement for an additional 12 months at a rate of .04890/kwh. If the going rate falls below these rates, CLCCA's contract will be revised at that time to reflect the decrease.

Motion to extend the Ameripower contract an additional 12 months.

Motion: Terry Canup Second: Bob Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
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: 7-For 0-Against 0-Abstain

### **HPD PIP – Jennifer Taylor**

Car burglaries are the largest problem in the area. There also is an issue with trash left by the homeless under the underpasses. HPD is having to work with TXDOT. The attorney from the DA's office came



in and spoke about scammers against the elderly and passed a list of current scams. There also continues to be a problem with jugging at banks. Be careful not to come out of a bank with your money bag in view.

#### **ACLC – Lyndie Dragomir**

TXDOT is working to clean the trash from the homeless under the underpasses. Ryan Lee plans to continue working with TXDOT to make sure they are cleaned regularly.

The ACLC is looking to potentially make a community center at Sylvan Rodriguez park.

May 2 is a Crime Prevention Town Hall featuring Reclaim Clear Lake.

The ACLC wants to have a Wetlands Walkabout with a flock of white Ivis.

#### **CLCWA – Linda Coblentz**

The CLCWA representative arrived at the CLCWA meeting late and was unable to give a detailed report at this time.

#### **Committee Reports**

##### **ARC – Leslie Eaton**

The Architectural Review Committee met on 11 February 2020. There were 9 residential and 1 commercial applications. All of the residential applications were approved. Two homes requested solar panel installation, two homes requested tree removals, one home requested a patio roof upgrade, one home requested a roof replacement, one home requested a fence, one home requested new home paint and one home requested the installation of a garden shed in their back yard. All of the residential requests were approved as submitted. Chevron submitted a commercial request for an LED sign. The commercial request 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 –**

The Facilities Committee met and discussed the renewal and suggested revisions of the Bay Area Aquanauts lease. The lease will begin on March 1, 2020 and end on March 31, 2030.

Motion to approve the Bay Area Aquanauts Oakbrook West pool lease.

Motion: Stan Cook                      Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
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: 7-For    0-Against    0-Abstain

The committee is looking to replace the old worn and ripped shade canopy structures at the recreation center. Motion award the contract to Adventure Playground for the canopy replacement.

Motion: Stan Cook                      Second: Bob Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
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: 7-For    0-Against    0-Abstain

The gymnasium and indoor pool roofs need to be pressure washed.

Motion to accept the Powerhouse Pressure Washing contract to clean the gymnasium roof and indoor pool roof.

Motion: Stan Cook                      Second: Lyndie Dragomir

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		



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: 7-For 0-Against 0-Abstain

The men's restrooms and shower areas are outdated, worn and stained after several years of wear and tear. The committee received quotes to paint the ceiling and walls where the paint is peeling in both the men and women's locker rooms. Quotes will be obtained to install the leftover tile from the office and rental rooms to update the men's locker room. The board tabled the discussion to wait on additional quotes so the entire job can be completed at one time.

#### **Personnel – Terry Canup**

No meeting. No report.

#### **Trustee Comments**

Terry Canup – No comment.

Lyndie Dragomir – No comment.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Jennifer Taylor – No comment.

Stan Cook – No comment.

The Open meeting was adjourned at 20:14 in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:29pm.

Motion to approve the absences for Board members 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



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

Vote: 5-For 0-Against 2-Abstain

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

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	Absent		
Robert Kuhl	X		
Glenda Stroud	Absent		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Motion to move the Oakbrook property to legal for uncured deed violations as discussed in the Closed Session.

Motion: Terry Canup Second: Bob Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
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: 7-For 0-Against 0-Abstain



Motion to waive the late fees for the Camino South property 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	Absent		
Robert Kuhl	X		
Glenda Stroud	Absent		
Jennifer Taylor	X		

Vote: 7-For 0-Against 0-Abstain

Motion to approve the January Closed Meeting Minutes as written.

Motion: Terry Canup Second: Stan Cook

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
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: 6-For 0-Against 1-Abstain

### **Comments from the Audience**

There were no comments from the audience

A motion to Adjourn was offered by Jennifer Taylor.

The Regular Business Meeting of 19 February 2020 was closed at 20:32.

  
Leslie Eaton, Board Secretary

  
Date