



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

20 MAY 2020

REGULAR BUSINESS OPEN MEETING MINUTES

The May Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 19:00 p.m. via Zoom.

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 Henchan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales – General Manager

Comments from the Audience

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

A correction was made to the April Open Meeting minutes: “The CLCWA finalized a change to waive late fees and disconnects during emergencies”.

Motion to approve the April 2020 Business Open Meeting Minutes as amended.

Motion: Terry Canup Second: Robert Kuhl

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



Vote: 9-For 0-Against 0-Abstain

The motion to approve the April Open meeting minutes was approved.

President's Report

We received the Paycheck Protection Plan (PPP) money for Small Businesses Association. We received \$90,313. We will have to apply to have the loan forgiven.

The election results will be reviewed in the June Meeting. There will be a mandatory Trustee Orientation in June.

Treasurer Report

Terry received the PPP program money, \$90,313, that was transferred into the Merchant Account and was transferred into the Operating Account.

We have \$243,200 in the Operating account. We will need to transfer monies coming in through Buildium back to our Money Market. We also have three CDs coming due and July is going to have bad rates. We also transferred out of the Shell Credit Union and what is left is \$589.29 and we will have to transfer money back there too. Minimum required by Shell is \$2,500, so we do not have any interest.

Many checks that were cut in April did not clear until May.

General Manager's Report

On January 23 we transferred \$70,000 to the Bank of America account and we will be transferring the money back into Shell.

The Meadowgreen and Oakbrook assessments will go out soon. Money is coming in and we plan to transfer money back to Shell and UBS.

We collected \$8,140 in past due assessment fees for the month. The Accounts Receivables total outstanding is \$233,585.76

Insurance – We requested and received a \$2,599 credit on our insurance since the facility was closed. We will be using this credit toward our next payment.

The Rutledge Park repairs have been completed. We can now start selling tennis tags. New locks were put on all courts.



We are looking forward to the facility reopening. The attorney provided a waiver form for us to use. We are targeting June 1 and plan to reopen slowly. We plan to start with the indoor pool and gym first. We will then open the outdoor pool. We will have to set aside a separate time for LOBO and Webster Way to use the facility for camps. We will not have and pool parties until mid-June.

We plan to take the temperatures of individuals using the facility, spraying shoes, dispersing hand sanitizer and cleaning equipment between users. Visitors will use a specific entry and a different exit when they leave. The showers and changing rooms will remain closed. The restrooms will be the only area open. We will need to hire more people to help with the additional workload. The classes need to be figured out individually and we will need to stagger the class times so we can get one class out and the next class in.

We hope to open the camp, but it will not be in June. We bring in approximately \$35,000 per year from the summer day camp. If we do not hold camp, we could offset the month with gym rentals.

Terry Canup stated we should consider not opening camp until July. Lyndie Dragomir added that it would give us enough time to promote the opening. We will tentatively open the camps the first week of July. Robyn added that we could consider running the camps with a smaller group of kids, but we should wait until the facility is safe. We may need extra counselors depending on registration. Terry Canup commented that we need to look into the use of face masks by the attendees, but not in the pool. Lyndie Dragomir commented that a lot of parents are going to want the camps for their children. Terry Canup suggested that we consider a COVID-19 maintenance fee to help cover the additional costs.

Motion to approve the tentative opening for camps on July 1, 2020.

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 Henelian	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain



HPD PIP – Jennifer Taylor

This is a City-wide PIP and we do not get numbers specifically for our area. Murder rates are up for the whole city. HPD is cancelling all the HPD cadet classes for the next year because of the budget. Aggravated assault rates also are up 23%. DART, the Domestic Abuse Response Team, said that domestic abuse cases also are up.

ACLC – Lyndie Dragomir

No meeting. No report.

CLCWA – Linda Coblentz

The CLCWA will continue to meet electronically. They discussed drainage issues on The Preserve. The Preserve did not do their due diligence when they applied so they have to go back and do more engineering. Phase II is continuing on Exploration Green.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 10 April 2020. There were 6 applications, all residential. Five of the residential applications were approved and needs to be discussed with the board. One home requested to have a tree removal, another requested siding removal and to repoint their brick, one home requested window replacements, one home requested to repaint their second level, and one home requested rework their home elevation, and one home requested to replace their roof. All of these applications were approved. One home on Reseda Drive is requesting a metal patio cover, which needs to be discussed with the Board. They are looking for a 50' x 20' (1,000 sq. ft.) patio cover.

Motion to allow a variance for a 30' x 15' and send the ARC request back for the homeowner to submit a new request with a drawing with measurements, drawings, and materials. If he feels it is not the right size, he can resubmit his ARC request.

Motion: Matt Henehan

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

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 one submitted to be a write-in candidate for any of the positions and the election was cancelled. Leslie Eaton, Glenda Stroud, and Matt Henahan were declared the winners.

Facilities Committee – Stan Cook

No meeting. No report.

Personnel – Terry Canup

No meeting. No report.

Revision of Restrictive Covenants – Stan Cook

No meeting. No report.

Trustee Comments

Glenda Stroud – No comment.

Stan Cook – No comment.

Robert Kuhl – No comment.

Linda Coblentz – No comment.

Lyndie Dragomir – No comment.

Leslie Eaton – No comment.

Matthew Henahan – No comment.

Jennifer Taylor – No comment.

Terry Canup – No comment.



The Open meeting was adjourned at 19:59pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:16pm.

Motion to file suit against the 10 accounts as discussed in the Closed Session.

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	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

Motion to send the Camino South home to legal for deed restriction violations 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	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain



Motion to approve the March Closed Meeting Minutes.

Motion: Terry Canup Second: Matt 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

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 May 2020 was closed at 20:19.


Leslie Eaton, Board Secretary


Date