



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
17 JUNE 2020
REGULAR BUSINESS OPEN MEETING MINUTES

The June Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 19:01 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
- 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 May 2020 Business Open Meeting Minutes.

Motion: Stan Cook

Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

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



President's Report

Terry thanked everyone for attending and stated he was glad we can hold the monthly meetings through another platform and that everyone is healthy.

Treasurer Report

The UBS Accounts (Reserves) balance is \$985,903.25.

We have three CDs that mature in 2020:

1. Comenity Bank, \$100,000 on 7/13/2020
2. Barclay's, \$100,000 on 7/23/2020
3. Ally Bank, \$100,000 on 11/14/2020

Since the Comenity Bank CD renews on July 13, two days prior to the regular CLCCA Board Meeting, the UBS quote sheets will be sent to the Board and the CD Renewal Selections can be made for both the July 13 & July 23 renewals at the July Board meeting.

The Shell Federal Credit Union account balance is \$70,013.27. \$70,000 was transferred from the BOA checking on May 26.

The Money Market account balance is \$589.29. We did not receive any interest on the Money Market account because the balance was under \$2,000. Interest is nominally 2.1%.

Bank of America Business Advantage Checking account balance is \$122,139.71

General Manager's Report

Collections from the past due accounts and collection fees totaled \$4,530.65. Accounts receivables we have \$168,215.20 total. At 91 days we have \$140,723.63. This is less than in prior years. The 2020 Assessments have gone out and emails have been sent to all accounts for which we have emails. They are due 01 July 2020.

Every pool passed inspection! The facility has re-opened and we have additional staff that is disinfecting all areas daily several times a day. The Wysiwash system has helped speed up the disinfection of large areas like the indoor and outdoor pools decks at the Rec center, the bleachers, and outdoor locker rooms.

We are advertising the Camp Clear Lake and have been not been receiving many registrations. We also need more camp counselors. We will continue to advertise and see whether we have the enrollments to ensure it will be worth it to reopen the first week of July. As the Board suggested, a \$25 COVID cleaning fee has been added to each registration.



The diving board arrived, and the other two boards have been removed. We received a quote for \$3,500 from S&G to install the board. The cost is elevated due to the need to cut concrete and pour an additional slab for the installation. The General Manager would like to see if additional bids come in for the installation of the new diving board. Board approval is needed since the amount is over \$1,500.

Motion to approve a \$5,000 cap to install the diving board.

Motion: Stan Cook 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the \$5,000 cap for installation of the diving board was approved.

Since we have begun to reopen the facility, we would like to send out a newsletter to our residents in mid-July so we can advertise the facility updates and programs. The quote is \$4,340 to cover the cost.

Motion to approve \$4,340 for the cost of the Newsletter.

Motion: Lyndie Dragomir Second: Linda Coblentz

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain



The motion to approve the \$4,340 for the newsletter costs was approved.

HPD PIP – Jennifer Taylor

There was no HPD PIP meeting in June. The meeting for July is scheduled.

ACLC – Lyndie Dragomir

No meeting. No report. There will not be an ACLC meeting until August.

CLCWA – Linda Coblentz

The CLCWA met and there was not much of interest to the Association.

Since we do not seem to be in a state of emergency, they may start sending out notices for late payments and possible cutoffs on July 1, 2020. If an emergency declaration happens between July 1 and now, they will not.

Committee Reports

ARC – Leslie Eaton

The Architectural Review Committee met on 09 June 2020. There were 9 residential applications, all of which were approved, four with restrictions. There were four commercial applications, all of which were approved as submitted. None of the applications required a variance from the Board.

Budget & Finance – Glenda Stroud

The Budget & Finance committee met on 11 June 2020. Several items in the budget will be deleted. The proposed budget for 2021 has numerous items that will be deleted. Due to COVID-19, the proposed budget will be reviewed later in the year and may need to be revised.

A motion was made to approve the proposed budget.

Motion: Glenda Stroud

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	X		
Jennifer Taylor	X		



Vote: 8-For 0-Against 0-Abstain

The motion to approve the proposed budget was approved.

Bylaws & Policies – Terry Canup

No meeting. No report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Jennifer Taylor

The official election results were Leslie Eaton - Meadowgreen, Glenda Stroud – Camino South, and Matthew Henehan – Commercial.

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

Lyndie Dragomir – No comment.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Jennifer Taylor – No comment.

Glenda Stroud – No comment.

Stan Cook – Any comments on what is going on in Phase II between Torrey Pines and Diana Lane and Reseda to El Dorado, when they excavated that they didn't realize that it went pretty deep underground which is below water level when it was full. There is a layer of sand and that sand had started leeching out, which will eventually cause the sidewalk to settle. So, they have drained that section. They put a dam on the phase 1 side at Reseda where the water goes underneath Reseda and they put dirt and an inflatable bladder on top of it and the water is going down.

Terry Canup – We should always direct people to the CLCWA if we do not have a direct answer.



The Open meeting was adjourned at 19:42pm to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 19:56pm.

Motion to approve Stan Cook's absence from the ARC Committee meeting.

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	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 1-Abstain

Motion to approve the homeowner's request for a reduced payment 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		X	
Jennifer Taylor		X	

Vote: 7-For 1-Against 0-Abstain

The motion failed.



Motion to have the attorney file suit against the 6 accounts as discussed in the Closed Session.

Motion: Leslie Eaton Second: Linda Coblentz

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Motion to file the Unpaid Assessment Lien 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Motion to approve the May Closed Meeting Minutes.

Motion: Leslie Eaton 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Glenda Stroud and Leslie Eaton read the Oath of Office.

Nominations for the Office of President 2021 were opened.

Leslie Eaton nominated Terry Canup. No other nominations were made.

Motion: Leslie Eaton Second: Glenda Stroud

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Nominations for the Office of Vice-President 2021 were opened.

Terry Canup nominated Stan Cook. No other nominations were made.

Motion: Terry Canup 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	X		



Jennifer Taylor	X		
-----------------	---	--	--

Vote: 8-For 0-Against 0-Abstain

Nominations for the Office of Secretary 2021 were opened.

Linda Coblentz nominated Leslie Eaton. Stan Cook seconded the nomination. Terry Canup nominated Linda Coblentz, who declined the nomination. No other nominations were made.

Motion: Linda Coblentz 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Nominations for the Office of Treasurer were opened.

Leslie Eaton nominated Glenda Stroud. Terry Canup seconded the nomination. No other nominations were made.

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain



A motion was made that the President, Vice-President, and Treasurer will be the signatories for the bank accounts per Bylaw 9.2.

Motion: Terry Canup Second: Leslie Eaton

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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

A motion was made that Stan Cook will chair the ARC, Robert Kuhl as co-chair and Matt Henehan will be committee members.

Motion: Terry Canup 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	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

Terry Canup asked board members to get him a list of the committees that they feel they will be most valuable on over the next week or so.

Comments from the Audience

There were no comments from the audience



A motion to Adjourn was offered by Robert Kuhl.

The Regular Business Meeting of 17 June 2020 was closed at 20:10.


Leslie Eaton, Board Secretary


Date