



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

15 JULY 2020

REGULAR BUSINESS OPEN MEETING MINUTES

The July 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 Henehan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales, General Manager

Comments from the Audience

Fred Swerdlin requested to speak to the Board. He claimed that the Board has given away over \$10,000 in assets. The Friendswood Ranch was \$700/yr in taxes. He said that he was told that we were hoping to sell the property, but that is in conflict with the articles of incorporation and the investment policies. He suggests that in the bylaws the Board create an ex-officio position with no voting privileges to help steer the committee in following its designated policies and bylaws.

The Board reviewed the June 2020 Open Meeting Minutes.

Motion to approve the June 2020 Business Open Meeting Minutes.

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			X
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

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

President's Report

Matthew Henehan, the re-elected Commercial Trustee, read the Oath of Office.

President Terry Canup presented the 2020-21 Trustee Committee Assignments.

Stan Cook requested that Leslie Eaton be added to the Architectural Review Committee as an advisor. Terry Canup approved.

Motion to approve 2020-21 Trustee Committee Assignments.

Motion: Terry Canup Second: Glenda Stroud

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

The motion to approve the 2020-21 Trustee Committee Assignments was approved.

Motion to approve and reappoint the Revision of Restrictive Covenants Special Committee.

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	X		



Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve and reappoint the Revision of Restrictive Covenants Special Committee was approved.

Treasurer Report

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

We have 2 CDs that are maturing in July:

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

The Comenity Bank CD matured on July 13 and the \$108,000 went into the Money Market account. Glenda explained the several options that we have: First, we can leave the money in the Money Market account. We have another CD that will be maturing on July 23. Glenda recommends leaving the \$108,000 in the Money Market in case we might need it down the road. We can see what happens prior to July 23 and perhaps Jeff Aboloff from UBS can give some guidance there. Right now, the best rates are with UBS. If we invest the \$100K in a UBS CD which will get .350% for 3 years then that puts us in jeopardy with the FDIC if you take into consideration the Money Market account, because the FDIC combines your total investments (which would be the Money Market and any CDs that we have). All of our CDs are with other banks.

JP Morgan is paying 1.5% and the Money Market is paying .14%. The rates are extremely low right now. We do not know if they will go up or keep going down. We cannot invest the money in anything where there is a risk involved, e.g. bonds, stocks, etc. Terry Canup recommended leaving it in the Money Market and hopefully something in the next couple of weeks will break and we can get some direction from UBS. Jeff Aboloff is willing to come and meet with us face-to-face, but he is prohibited by UBS and their privacy issues from participating in a Zoom meeting.

Even after moving this \$100K to Money Market, it still leaves \$850,000 in CDs.

The Shell Federal Credit Union account balance is \$240,630.26.

General Manager's Report

Collections from the past due accounts and collection fees totaled \$6,378.16. Accounts receivables we have \$235,648.16 total.



The General Manager had a phone call with our banker and has a meeting scheduled to discuss the PPP loan and forgiveness application process.

The facility was scaled back again due to the COVID-19. The office was closed to patrons while additional precautions are installed and will reopen after break-resistant acrylic is installed in the front office. A safety shield was ordered for the gym office as well.

Summer camp was cancelled due to COVID-19.

We received additional quotes to install the new diving board for the outdoor pool. Sweetwater pools has a commercial pool division and would be more experienced to be able to do the work that we need. Their quote was for \$9,000, which is more than the \$5,000 cap the Board approved at the June meeting. S&G submitted a bid last month for \$3,500. S&G services more residential pools than commercial pools. Sweetwater is more familiar with the requirements for commercial pools and what is needed to install the board to code to pass inspection. Four other companies declined to submit a quote due to the liability risk involved.

Motion to approve the quote from Sweetwater Pools to install the new diving board.

Motion: Stan Cook Second: Matthew 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

The motion to approve the quote from Sweetwater Pools for installation of the new diving board was approved.

The Newsletter was sent to the printer.

We received a TPIA request from Fred Swerdlin for the Friendswood Ranch property that is included in the board packet along with the GM's response.



The General Manager asked Board Members to let her know if they see any of the caution tape or signs missing at the parks so they can be replaced.

A leak is being investigated at the Kreuger Park pool. We think it has to do with the baby pool pump. The truck passed inspection, and we had Suncoast plumbing repair several of the outdoor recreation center urinals.

HPD PIP – Jennifer Taylor

The HPD PIP meeting discussed that murder, aggravated assault, and vehicle thefts are up city-wide since the pandemic started. Also jugging is still an issue. There is an issue with “sliders” where someone will slip into a vehicle while the owner is preoccupied, e.g. pumping gas, and take a purse or other valuables if their door is unlocked.

Next month the regular PIP meetings will resume via Zoom in the local areas instead of city-wide.

ACLC – Lyndie Dragomir

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

CLCWA – Linda Coblentz

The CLCWA met and their November 3rd election was discussed. They also approved opening the bids for the water system on El Dorado to the end of La Avenida. They are still struggling with some issues with phase 2 of Exploration Green, including some silt buildup.

Committee Reports

ARC – Stan Cook

The Architectural Review Committee met on 14 July 2020. There were numerous house painting requests which were all approved. There also was a patio cover, a room addition, expanding a driveway, a generator, window replacement and an in-ground pool, all of which were approved. The only application we had an issue with is the concrete fence paint color selection. Stan requested that we table the concrete paint color selection and move it to the Board at the next meeting. This is too huge for just three people to decide. There were two Commercial applications: one was a building repaint and the Islamic Center has an Eagle Scout project. They are building a pergola and a play area behind it for families. Both applications were approved.

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.

Revision of Restrictive Covenants – Stan Cook

No meeting. No report.

Trustee Comments

Lyndie Dragomir – No comment.

Linda Coblentz – There is a home in CS with a huge mess. All of the furniture is at the curb. Rachel saw it yesterday.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Jennifer Taylor – No comment.

Glenda Stroud – No comment.

Stan Cook – An update on what is going on at Exploration Green Phase 2 rebuild: A layer of sand that they did not know was washing out. They had dammed it off between phase 1 and phase 2 and cleaned it all out. Now it is undammed, and the water is going back from phase 1 into phase 2.

They are going to start putting water back in it.

Terry Canup – No comment.

The Open meeting was adjourned at 19:55pm in order to go to the Closed Meeting.



After the Closed Meeting, The Open Meeting was recommenced at 20:14pm.

Motion to file suit on the 7 accounts that are at Legal.

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

The motion to approve filing suit on the 7 accounts that are at legal was approved.

Motion to approve the cosmetic repair request to cure a violation for an account at legal.

Motion: Leslie Eaton Second: Matthew 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

The motion to approve the cosmetic repairs to the violation as proposed by legal was approved.

Motion to approve the June Closed Meeting Minutes as written.

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			X
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 1-Abstain

The motion to approve the June Closed Meeting Minutes as written was approved.

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 July 2020 was closed at 20:18.


Leslie Eaton, Board Secretary


Date