



## **CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**

**29 JULY 2020**

### **REGULAR BUSINESS OPEN MEETING MINUTES**

The July 29 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 stated that when he looked at the committee assignments, five trustees were assigned to the Special Committee at the July 15 Board Meeting, which is a violation of a long-standing bylaw. Unless you rectify the issue, anything that you vote on at this time will not be legitimate.

#### **President's Report**

The Board reviewed the amended 2020-21 Trustee Committee Assignments.

Motion to rescind the appointments to the Revision of Restrictive Covenants committee and reappoint them as amended.

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 the amended 2020-21 Trustee Committee Assignments was approved.

President Terry Canup asked for a motion to approve a parliamentarian or Ex Officio position to attend board and committee meetings. No motion was offered.

### **Treasurer Report**

Glenda Stroud discussed the poor CD rates that are available. We currently have \$211,090.62 in the Money Market account at UBS. If the account does reaches \$250,000, we will need to invest \$100,000 in another CD. Our current balance in reserves (including the CD) is \$982,684.62. The next CD due is 24 November 2020. We will have 4 months of meetings to look at the rates.

The Board reviewed the 15 July 2020 Open Meeting Minutes.

Motion to approve the 15 July 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: 9-For 0-Against 0-Abstain

The motion to approve the July 15, 2020 Open meeting minutes was approved.



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

The General Manager discussed that the PPP Loan was fully funded, and we used all of the loan to date. Bank of America will launch the loan forgiveness application in August. As soon as the application is online, we will file for the money to be forgiven.

Safety shields were installed in the admin office and the gym office. The office will once again be open for normal business hours, Monday – Friday.

The Constable arrived at the gym entrance and said someone had complained that people were not wearing masks at the Recreation Center. When the Constable saw that all employees and guests not engaging in sports were following protocol by wearing masks and social distancing, he left.

Vandalism took place at the Rutledge Park. Someone put super glue in the locks at the newly renovated tennis courts. This is the second time the locks have been broken. We may want to consider installing surveillance cameras at the courts.

The gym a/c air handler above the Women's locker room was rebuilt in July of last year. Only one air handler in the gymnasium is currently operating. The shaft broke on the air handler and needs repair. An estimate from Primo Air Masters was presented to disassemble and reassemble the air handler, but it does not include the machine shop repair work which should be under \$2,000.

Motion to approve the gym air handler repair quote from Primo Air Masters for \$3,600.

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	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For    0-Against    0-Abstain

The motion to approve the funds to repair the air handler was approved.

### **HPD PIP – Jennifer Taylor**

The July HPDPIP was a city-wide PIP meeting. The local PIP meetings start back next month.



There were no additional committee reports.

### **Trustee Comments**

Lyndie Dragomir – No comment.

Linda Coblentz – Her neighbor at the home with the mess hired a u-Haul and removed all of the furniture that was at the curb. New furniture was delivered on Monday.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Jennifer Taylor – No comment.

Glenda Stroud – No comment.

Stan Cook – Exploration Green Phase 2 repair project is complete. The waterflow between Exploration Green phase 1 and phase 2 is open and water is flowing between the two phases. The water is equalized, and the water level is up with all of the rain that we have had.

Terry Canup – No comment.

The Open meeting was adjourned at 19:17pm in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting was recommenced at 19:28pm.

The ARC committee has not chosen a specific color. The color samples are in the office but not everybody has had a chance to stop by the office and look at them. In addition, one of the nearby neighborhoods has contacted Terry Canup and has offered stacks of concrete fencing that they are willing to make available to us. The next ARC meeting is in a couple of weeks for them to approve the actual color for homeowners to paint.

### **Comments from the Audience**

Mary Cerimele spoke to the Board about having power washed her fence at the corner of Pineloch & El Camino. She has three sections of fence that she replaced, and they are a different color than the original. She was wondering if she should expect a notice that she needs to expect a notice that she needs to somehow tint the sections of fence that do not match. Terry Canup explained that she will not be expected to tint the fence, but the ARC committee is going to come up with a color that she can use to paint the fence if she desires. She asked if she could paint all 24 sections of her fence so that they would all look the same. Stan offered to call Mary after the meeting.



Motion to disapprove eliminating the fees for the Seavale Road property as discussed in the Closed session.

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 disapprove eliminating the fees for the Seavale Road property was approved.

Motion to approve the 15 July 2020 Closed Meeting Minutes as amended.

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 15 July 2020 Closed Meeting Minutes as amended was approved.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 29 July 2020 was closed at 19:35.

  
Leslie Eaton, Board Secretary

  
Date