



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

The August 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

There were no requests to speak to the Board.

The Board reviewed the 29 July 2020 Open Meeting Minutes.

Motion to approve the 29 July 2020 Business Open Meeting Minutes.

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 Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain



The motion to approve the July 29, 2020 Open meeting minutes was approved.

President's Report

President Terry Canup stated that he was happy that all of the Board members were present and healthy.

General Manager's Report

The General Manager gave her report while the Treasurer was contacted.

The General Manager noted that the July Collection report for past due assessments and transfer fees \$9660.89 was received. Accounts Receivable total was \$359,876.52 outstanding at this time.

We bought Buildium as our accounting software and we were trying to entice people to pay their assessments online. In 2017 we had 481 users and we are up to 1393 users now in 2020 that are paying their assessment online.

The General Manager discussed that Bank of America has launched the loan forgiveness application for the PPP loan in August. We had a meeting scheduled with our BOA rep on August 17th to discuss the loan forgiveness application and it was cancelled & rescheduled for next Monday.

We reached out to Brady Chapman & Holland to begin the insurance renewal process and should be receiving the necessary paperwork to begin the renewal process in the next week or two.

The indoor pool is now open 7 days a week and the aquatic classes are back in session. The outdoor pools are open on weekends. We also have been having more people coming out to the Camino South and Meadowgreen pools. The Bay Area Aquanauts are the swim team that utilizes the Oakbrook West pool. Since CCISD is not allowing rentals at this time, we are allowing them to come in and rent both the Outdoor Rec Center pool and the Meadowgreen pool.

Gym rentals are occurring on a daily basis and the Fitness Room is also open. The Lunar Landing Run took place as a virtual event this year, with 191 runners.

We are getting ready to announce new instructors for classes for the fall. Akido, youth pickle ball, cherry yoga, tai chi, and karate. We are also introducing a new personal trainer. All COVID safety measures are still taking place.



The gym a/c air repair was completed, and the gym a/c is now working properly at this time.

The diving board supplier is allowing us to exchange the jig at no additional charge. We hope to get the diving board installed in the next week or two. Sweetwater Pools will be doing the installation.

Cody with NASA Little League said that they would be tearing the fence and the light poles down near the tennis courts across from the Rec Center. This will make it a lot easier for them to maintain the area and keep the weeds down. This should help with the homeless getting in and sleeping.

Treasurer Report

Glenda Stroud made a correction to page 2 of the Treasurer's Report. The \$380 is for the Red Cross Class itself and \$1,570 for instructors. Glenda sent the Board members the newest offer sheet which UBS has & she also spoke with Jeff Aboloff. The rates are coming up. Although some Board members sent Glenda information about online CDs, she is not comfortable with putting \$100,000 in anything online. If there is a problem, it is more difficult to withdraw the money from the CD. Our next CD will be coming due in the last part of November, so we have time to look at things. Glenda will put a list of the upcoming CDs through 2022/2023 in the next packet.

Committee Reports

HPD PIP – Jennifer Taylor

We resumed the local PIP meetings start this month. We received the crime stat information at the meeting last night. Officer Buitron stressed that if any homeowner wanted the crime report, they could contact him for it. Home break-ins has been down because more people are at home. Robberies are up a little and assault is up a lot – 90%. The murder rate is down and violent crime up 23%. Burglary of a motor vehicle is still a big issue here. Officer Buitron is stressing to keep your vehicle locked and do not keep anything of value in the car. If you need to report something you can call HPD, but also call the Constable's office. It is good to have both reports.

ACLC – No Meeting No Meeting. No Report.

CLCWA – Linda Coblentz The CLCWA met on August 10. The first order of business for the CLCWA was their improvements to Meadowgreen. They are making no progress towards getting a complete community buy-in. They have received numerous suggestions as alternatives to the swale in Meadowgreen and there is one homeowner that does not want it next to her home. There were additional issues that CLCWA needed to take to legal. They also accepted the rules for Exploration Green that were recommended by the Conservancy. They need to be advertised for two weeks before becoming official.



Bylaws & Policies – Linda Coblentz

The Bylaws & Policies committee completed the standard Bylaw changes that included the next election date, and we changed “Proof of Ownership to “Proof of Qualifications”. The changes will have to be approved next month.

On the Residential POA policy, we added the regulation of sale of beverages by children (lemonade stands) that the Legislature passed. On page 17, we need to change the Texas Property Code (TPC204.10(17)) to reflect the current wording. We also are recommending changing the date of annexation by the City of Houston to 1978 to reflect the date that we were actually annexed. Finally, we need to change the paint color for the concrete fences from Koala to Dry Dock by Sherwin Williams. And we need to change “parameter fences” to “perimeter fences”.

Motion to approve updating the Policies.

Motion: Linda Coblentz

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 updates to the Policies was approved.

ARC – Stan Cook

There were nine residential applications. Eight were approved as submitted. The Redway Lane property was behind on their mil assessments. They have since paid and two committee members approved them to complete the work. It was a window replacement.

The fence paint color was approved. The prior color was too light and too pink, and we selected Dry Dock and we will move towards approving that color.

There was one commercial application for a large metal statue. The business owes on their mil assessment, so it was not even considered.



Budget & Finance – Glenda Stroud – No Meeting. No Report.

Communications – Lyndie Dragomir – No Meeting. No Report.

Elections – Leslie Eaton – No Meeting. No Report.

Facilities – Stan Cook – No Meeting. No Report.

Personnel – Terry Canup – No Meeting. No Report.

Special Committee Reports

Revision of Restrictive Covenants – Stan Cook – No Meeting. No Report.

Trustee Comments

Stan Cook – Phase 4 of the Exploration Green has started and there have been a lot of complaints about the truck traffic on Neptune. Stan Cook said he will fly it with his drone and take photos and send them out if anyone is interested.

Leslie Eaton – No comment.

Linda Coblentz – No comment.

Robert Kuhl – On Phase 4, the trucks get there, and they sit and idle before 7AM. They do not start work until 7.

Lyndie Dragomir – No comment.

Jennifer Taylor – No comment.

Matt Henahan – No comment.

Glenda Stroud – No comment.

Terry Canup – No comment.

The Open meeting was adjourned at 19:27pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 19:46pm.

Motion to approve the credit request on the Bay Area Blvd property 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

The motion to approve the credit request on the Bay Area Blvd property was approved.

Motion to approve the credit request on the El Camino Village property 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	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the credit request on the El Camino Village property was approved.

Motion to file an unpaid assessment lien on the Seahorse property 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		
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Vote: 9-For 0-Against 0-Abstain

The motion to approve the unpaid assessment lien on the Seahorse property was approved.

Motion to file suit on the two properties 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	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 two properties was approved.

Motion to file suit for deed restriction violations on the two properties 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

The motion to approve filing suit for deed restriction violations on the two properties was approved.

Motion to move three properties to Legal for uncured deed violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
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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 move three properties to legal for uncured deed violations was approved.

Motion to approve the 28 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 28 July 2020 Closed Meeting Minutes as amended was approved.

Comments from the Audience

No homeowner requested to speak.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 19 August 2020 was closed at 19:52.


Leslie Eaton, Board Secretary


Date