



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
21 October 2020
REGULAR BUSINESS OPEN MEETING MINUTES

The October Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 19:03 p.m. via Zoom.

The following Trustees were present, and a quorum was established:

- President – Terry Canup
- Vice President – Stan Cook -- Absent
- 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 16 September 2020 Business Open Meeting Minutes.

Motion to approve the 16 September 2020 Business Open Meeting Minutes.

Motion: Matthew Henehan Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain



The motion to approve the September 16, 2020 Open meeting minutes was approved.

President's Report

President Terry Canup thanked all of the Board members for being present and wished we could meet in person, but the Zoom meetings were the safest option. We had the Zoom court meeting regarding the Meadowgreen property, and the enterprise being run out of her home. Unfortunately, the judge made a ruling before we ever showed up. He only allowed one witness to speak. The judge concluded by saying that she was not going to enforce the ruling at this time because we had put forth insufficient evidence. However, she told the property owner, "Don't be surprised if they come forth with sufficient evidence because something is going on there." More will be discussed in the Closed Session.

Treasurer Report

There is only one CD coming due November 24, 2020 and rates are very low right now.

As of today, we had \$99,000 in the checking account. Last year at this time we had the insurance down payment and the flood insurance. We will be paying approximately \$21,000 in the next few days. Last year we transferred approximately \$75,000 from Shell for expenses. As we compare to last year, it looks to be about the same.

General Manager's Report

For the September collections & past due assessments and transfer fees we collected \$33,890.41. The Accounts Receivable was \$327,854. The Buildium ePay users per calendar year has bypassed 2019 and more people are using the system. 1672 vs 1458 users. We are received an email from the bank for the PPP loan and are in the process of pulling the documents together. We are using the 24-week period so we cannot file for the forgiveness of the loan until November 16th. We will have from November 16th to December 31st to file.

The 2019-2020 audit will begin shortly. Crystal Chang will be coming out on November 3rd with the actual site visit.

The General Manager received the insurance renewal, and it is attached in the board packet. The total premium increased 3% and will cost \$133,791. The Worker's Comp was decreased due to lower payrolls. The Board will need to review the flood coverages a well and decide which rate we would like to select.



Motion to approve the insurance renewals at the offered rates and the flood current coverages.

Motion: Glenda Stroud Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The diving board jig has arrived SEP and we are expecting it to be delivered any day now.

There were two emergency water line break repairs near and in the indoor pool pump room.

We are working with HCAD in filing the exemptions on two more properties donated by Friendswood Ranch. Unfortunately, CLCCA was denied exemption because the properties are within a commercial area and it does not benefit the residential owners as a green space, and parks, etc. We were instructed to file protests since there is little use for this land.

The Senior Holiday Social is scheduled for December 18, 2020 and the Valentine Social is on February 12, 2021. The Spring Yard Sale is scheduled for March 13, 2021 and our Easter Egg/Craft Fair is scheduled for March 27, 2021.

The new Tai Chi class meets on Wednesdays at 6:30 and Saturdays at 8:30 and many classes are at maximum capacity.

Jesse TeJada was rehired recently to work as the facility coordinator in the Gym. Jesse was here in the past as a maintenance assistant. Larry has not returned back to us and we are not sure that he will at this point.

Commercial Trustee – Matthew Henehan

Matthew discussed the monthly board packets and made a motion that the Trustees are provided Board Packets via email instead of hard copy unless a Board Member specifically requests it



otherwise. The General Manager was agreeable with it and the Closed information could be sent with a password lock on it.

Motion: Matthew Henehan

Second: Robert Kuhl

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

Vote: 5-For 2-Against 1-Abstain

The motion to approve the electronic copies of the packets was approved. Glenda & Leslie requested the hard copy due to their board positions.

Committee Reports

HPD PIP – Jennifer Taylor

The PIP meeting was very short (13 minutes). Abandoned vehicles were discussed because we are seeing more of them around and he wants more of them reported immediately.

Officer Buitron discussed the donations boxes in our area are getting junk (e.g. old couches) dumped in the area. They are looking for things that can fit INTO the box like clothing, etc. They are asking the owners of these donation boxes to keep the areas clean.

There is medication takeback October 24 at the Precinct 8 office. He also discussed the cleanup under the freeways with TexDot. They are doing it every Thursday.

CLCWA – Linda Coblentz Linda missed the meeting on the 8th.

ACLC – No Meeting

ARC – Matthew Henehan

The ARC met on October 13th. There were 17 residential properties and 15 were approved and one is pending a site visit.



There were 4 commercial properties; 3 were approved and one of the signs was not approved. The owner of the property wants to fight the disapproval, however none of the Committee Members wanted to support the signage and take it to the board for a variance.

Stan spoke with Terry and said that he made a site visit to #3 and it was approved and #8 was approved with height restrictions.

Starting in the month of December the ARC meeting is going to be moved to the 2nd Thursday of each month.

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

Bylaws & Policies – Ms. Coblentz

The changes to the General POA Guidelines Updates will be taken back to committee to change how it is written before a motion is made.

Motion to approve the changes to the Emergency Policy including the addition of the Influenza and other Pandemics discussed at the October meeting.

Motion: Linda Coblentz

Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	Absent		
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 was approved.

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

Leslie Eaton – No comment.

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Lyndie Dragomir – No comment.

Jennifer Taylor – No comment.

Matt Henehan – No comment.

Glenda Stroud – In the insurance it seems like our prices are rather high because our pickup truck is dated, but it is used in business. My father had to carry 1 million dollars in insurance in case it blew up. So those premiums are not that unusual.

Terry Canup – No comment.

The Open meeting was adjourned at 19:36pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 19:54pm.

Motion to file suit on the two properties at legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Linda Coblentz

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve filing suit on the two properties as discussed in the Closed Session was approved.

Motion to file foreclosure on the property at legal and not bid on it as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Jennifer Taylor

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve filing foreclosure and not bidding on it was approved.

Motion to move the Oakbrook West property to Legal for collections & deed restriction violations as discussed in the Closed Session.

Motion: Leslie Eaton Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to move the Oakbrook West property to Legal for collections & deed restriction violations was approved.

Motion to write off the 16 uncollectable accounts totaling \$4,942.48 as discussed in the Closed Session.

Motion: Leslie Eaton Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	Absent		
Lyndie Dragomir	X		
Leslie Eaton	X		
Matthew Henehan	X		



Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 8-For 0-Against 0-Abstain

The motion to approve writing off the 16 uncollectible accounts as discussed in the Closed Session was approved.

Motion to approve the 16 September 2020 Closed Meeting Minutes as amended.

Motion: Leslie Eaton Second: Linda Coblentz

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve the 16 September 2020 Closed Meeting Minutes as amended was approved.

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

Motion: Terry Canup Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion to approve Stan Cook's absence was approved.

Comments from the Audience

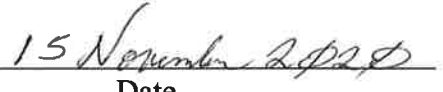
No homeowner requested to speak.



A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 21 October 2020 was closed at 20:02.


Leslie Eaton, Board Secretary


Date