



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

November 18, 2020

REGULAR BUSINESS OPEN MEETING MINUTES

The November Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by President Terry Canup at 7:03 p.m. via Zoom.

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

- President – Terry Canup
- Vice President – Stan Cook
- Secretary – Leslie Eaton - Absent
- 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 October 21, 2020 Business Open Meeting Minutes.

Motion to approve the October 21, 2020 Business Open Meeting Minutes as corrected.

Motion: Terry Canup Second: Robert Kuhl

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

Vote: 7-For 0-Against 1-Abstain

The motion was approved.



President's Report

President Terry Canup thanked the Board members for being present. Still in tough time sand everyone is trying to prevent the virus from spiking again. Appreciated Rachel Morales' effort that she is making to keep things together at the office and recreation center.

Vice President's Report

Vice President Stan Cook discussed the Friendswood Ranch property that was donated to CLCCA. He explained that CLCCA was declined exemption in paying property taxes. Stan proposed donating the property to someone else since there is not much use for the land. In the meantime, we will look for a reasonable CPA to file an exemption on behalf of CLCCA.

A motion was made to donate the land to Norman Frede and pay the closing costs.

Motion: Stan Cook Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion was approved.

Treasurer Report

UBS Accounts (Reserves): \$987,605.58

The Ally Bank CD, \$100,000 matures on 11/24/20

Glenda provided a CD offer sheet to discuss investing the \$100K. A motion was made to renew the Ally Bank CD of \$100k at 2.03% for a short-term investment of 1-2 years if there is not another better short-term option available. Stan also suggested using the money at this time to improve the recreation center to generate more income.

Motion: Glenda Stroud Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook			X
Lyndie Dragomir	X		



Leslie Eaton	Absent		
Matthew Henchan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 7-For 0-Against 1-Abstain

The motion was approved.

Shell Federal Credit Union MMK Account: \$241,037.84

\$75K was transferred from Shell MMK to the BOA Checking Acct which had a same-day balance of \$82,551.98. The remaining balance at Shell was \$166,036.84.

Bank of America Checking Account balance as of October 31, 2020: \$97,490.45

Brady, Chapman & Holland Insurance down payment of \$13,334.97 was made on October 26, 2020. Several repairs made by Suncoast plumbing include: Water main leak outside indoor pool pump room, boiler igniter for pool boiler, repaired meter leak and replaced broken adaptor; indoor pool pump plumbing repairs, indoor pool boiler thrush header pump.

General Manager's Report

For the October collections & past due assessments and transfer fees we collected \$26,274.65.

The Accounts Receivable was \$299,962.28. The Buildium ePay users per calendar year has bypassed 2019 and more people are using the system. 1824 vs 1458 users. We plan to file for the PPP Loan forgiveness on November 16, 2020.

The 2019-2020 audit is ongoing.

The diving board jig has arrived at the recreation center and we are expecting it to be installed in early December.

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 Krueger Park Tennis Court lock was repaired again recently. Teens were seen by a property owner swinging on the tennis court nets and placing the park sand in the tennis court area. There was also graffiti on one of the light posts. Maintenance will visit this park daily throughout the week and the general manager completed an extra patrol request through the Constables office.



Neighbors are urged to contact the Constables office or HPD if they see any unacceptable behavior occurring at the parks.

The Houston Constables Office and the Food Bank are partnering with CLCCA to host a food drive for the community on December 4th. The event will take place in the gym parking lot of the recreation center.

Committee Reports

HPD PIP – Jennifer Taylor

The focus was on COVID and the rising cases. Free testing is offered at 951 Tristar. They are continuing with Zoom meetings. Aggravated Assault continues to increase. They also discussed and made a huge progress in getting the homeless sites cleaned up with TXDOT.

ACLC – Terry Canup

Discussed assessments and trash service providers. They also discussed the expansion of El Dorado & stated everything is moving ahead of schedule for Exploration Green. They applied for a grant for the entry plaza and are hopeful.

CLCWA – Linda Coblentz

The board joined the Harris County General Re-election ballot so John Branch, John Graph and David Safely cannot be placed on the board until the official results have been posted. Time was spent on paying bills. They are starting a volunteer recognition program and discussed the trees being planted at Exploration Green. They also discussed the water main that has been broken by the contractor three times now.

ARC – Stan Cook

The ARC met on November 10. There were seven residential properties, and all were approved but one requesting a fence in the front of the property along the driveway. There were 4 commercial properties; two were approved and two disapproved as stated in the ARC minutes. The grocery store was disapproved due to the colors requested. Another was disapproved due to the assessment not being paid.

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

Bylaws & Policies – Ms. Coblentz - 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

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Lyndie Dragomir – No comment.

Jennifer Taylor – No comment.

Matt Henehan – No comment.

Glenda Stroud – No comment.

Terry Canup – No comment.

The Open meeting was adjourned at 7:44pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 7:59pm.

Motion to accept credit request as discussed in the Closed Session.

Motion: Terry Canup

Second: Matthew Henehan

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

Vote: 6-For 2-Against 0-Abstain

The motion was approved.

Motion to accept credit request from legal as discussed in Closed Session.

Motion: Bob Kuhl

Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup		X	
Linda Coblentz		X	
Stan Cook	X		



Lyndie Dragomir		X	
Leslie Eaton	Absent		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 5-For 3-Against 0-Abstain

The motion was approved.

Motion to excuse Leslie Eaton's absence from this Board of Trustee meeting.

Motion: Terry Canup Second: Stan Cook

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

Vote: 8-For 0-Against 0-Abstain

The motion was approved.

Motion to approve the October 21, 2020 Closed Meeting Minutes.

Motion: Terry Canup Second: Bob Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion was approved.

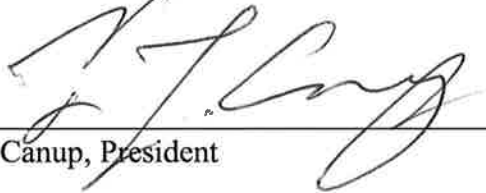


Comments from the Audience

No homeowner requested to speak.

A motion to Adjourn was offered by Matthew Henchan.

The Regular Business Meeting of 21 October 2020 was closed at 8:03pm.



Terry Canup, President

12/23/20

Date

