



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
16 December 2020
REGULAR BUSINESS OPEN MEETING MINUTES

The December 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

Nick Crow, the owner of Mosquito Authority, spoke to the Board. His company is based in Friendswood, Texas and works to provide unmatched pricing and customer service to further their goal of protecting families against the deadliest animal on the planet, which is mosquitoes. They kill or severely sicken over 2 million people every year. Their standard service season is March through October and they service individual properties on a 21-day basis. Right now, they are in “winterization mode” with service every 30-days. They include re-sprays with no additional charge. The product that they use is good to prevent other pests as well. He has compiled a seasonal rate for the CLCCA commercial and residential members.

The Board reviewed the 18 November 2020 Business Open Meeting Minutes.

Motion to approve the 18 November 2020 Business Open Meeting Minutes.

Motion: Stan Cook Second: Matt Henehan

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



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

Vote: 8-For 0-Against 1-Abstain

The motion to approve the 18 November 2020 Open meeting minutes was approved.

The Board reviewed the 03 December 2020 Special Business Open Meeting Minutes.

Motion to approve the 03 December 2020 Special Business Open Meeting Minutes.

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 Henahan			X
Robert Kuhl			X
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 6-For 0-Against 3-Abstain

The motion to approve the 03 December 2020 Open meeting minutes was approved.

President's Report

President Terry Canup stated that because of the COVID situation, the CLCCA was considering doing some digital Marketing for the CLCCA. It is not specifically on the agenda so we cannot specifically talk about it. Terry stated that he was happy that all the Board Members were present and hoped that everyone had a good Thanksgiving and hoped we would have a good socially distanced Christmas.

Treasurer Report

Glenda noted that on her Treasurer's Report on page 1 the BMW CD was approved, and the Allied Bank came in, so we traded \$100,000 back & forth. Glenda noted that we moved \$75,000 into Operating, so we have \$166,105.50. Even though we moved money, our adjusted bank balance was \$91,600. We have other expenses, including \$11,000 for the audit. We will have to juggle accounts back & forth.



The Water Authority is listed twice: the total is listed on page 2, and it also is broken down on the checklist because the \$600 was not all water. There was \$171.73 in Property Taxes from the Water Authority and the remainder is water.

Also, on page 3, Glenda did not believe we have spent the \$4,000 on the installation of the diving board.

Terry noted that the Fed met today and decided to keep the interest rates near zero. Not great news for CDs.

General Manager's Report

The crew was out yesterday to look at the diving board and they secured the jig with concrete and they plan to return next week to complete the job.

For October collections for past due assessments and transfer fees, \$15,457.85. Accounts Receivable was \$293,821.40. The number of Buildium ePay users continues to increase we are at 1,864 users for 2020.

We tried to file for the loan forgiveness with the PPP loan the week of the 16th of November. All the reports are in order and are ready to be filed. Canady & Canady will assist us with this filing. After discussions with our Bank of America rep, the link is to be emailed to Terry only. Once the email arrives, we must apply immediately as the link is only good for a set number of businesses applying for that timeframe. The application period has been extended for one year. Terry assured Rachel that he is looking every day for emails and has not seen anything from Bank of America.

The good news is that Texas Mutual Worker's Compensation Audit closed the audit and said that we owed an additional \$6,973. Rachel informed them that she wanted to dispute the findings and asked for the detailed information as to how they came up with the amount. Tammy Holden asked to review our files before a dispute was filed and after the review, she agreed and filed. The dispute resulted in a return premium of \$2,113. We should receive a check in the next 30-45 days.

The General Manager thanked Nef Trejo and Lori Bowman for decorating the Meadowgreen monuments with Christmas wreaths and mulch.

We are in the process of putting together the January newsletter. The estimate is \$4,350. With finances being tight, Rachel recommends sending this newsletter out via email, post it to social media pages, and have it available on the website. The April edition would benefit the CLCCA



more if it were sent out via mail. We do not have anything big to advertise right now because the capacities are already full in the classes. We need a motion to either approve sending the January newsletter out by mail at a cost of \$4,350 or to send the newsletter out electronically.

Motion to approve sending the January newsletter digitally.

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 send the January newsletter out digitally was approved.

The Senior Holiday Social that was scheduled for December 18th, 2020 was cancelled due to participation and COVID-19 concerns. The Valentine Senior Social is still on, and the Spring Yard Sale and our Easter Egg Hunt also is still planned. There is a food distribution event this Friday. We are working with the Harris County Constables Office and the Houston Food Bank to host a food distribution event in our gym parking lot. We are expecting a few hundred people coming through. They want to plan another food distribution even for March 26, 2021.

We have had some issues at Krueger Park & the Drill Site with graffiti and tearing out our safety signs out of the playground. They were put back in with concrete. We do have eyes on the park with neighbors across the street who keep Rachel informed but an additional patrol request was placed with the Constable's Office.

Committee Reports

HPD PIP – Jennifer Taylor

The HPD PIP did not meet in December.

ACLC – No Meeting. No Report.



CLCWA – Linda Coblentz The CLCWA discussed paying their bills. There was an announcement on the website about a toxic spill that occurred in Meadowgreen that resulted in a fish kill. But because they fixed it under pressure, the water is safe to drink.

ARC – Stan Cook

The ARC met on October 13th. There were 17 numerous properties and the ARC approved quite a few. The ARC request on the wrought iron gate was disapproved and the homeowner is going to bring us more information.

The request for a tree house is in the packet and included a picture of what has already been built. As far as we know, none of the neighbors have a problem with it. Terry noted that it is large enough that it will need a variance.

For the commercial properties, the ARC originally disapproved it due to the style of the building. Rachel researched and found this company has 144 stores that are designed the same. It is their trademark and is no different than a Whataburger or Wendy's. Since it is their trademark, we really cannot disapprove it, so it was approved. The Aquastar Swimteam approached the ARC and said there in someone who is willing to install lighting in our park. We were assured that it will not shine in anyone's windows and it was approved.

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.

Motion to approve the variance for the tree house for his children. A contractor is building the structure and it is not visible from the street.

Motion: Stan Cook 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



Motion to approve the variance for the tree house was approved.

Budget & Finance – Glenda Stroud

The audit came a little early this time. In section 6, the actual audit (page 5) the auditor's report found no weaknesses. Upon approval of the audit, the officers will need to sign the necessary letter.

Motion to approve the FY2019-20 Audit from Canady & Canady.

Motion: Glenda Stroud

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

Bylaws & Policies – Ms. Coblentz

Two changes to the Residential POA Policy were approved by the Bylaws & Policies committee. Verbiage that was incorrect or repetitive was removed. A change was made to the code for the City of Houston sidewalk maintenance.

Motion to approve the changes to General Property Owners Association Guideline Policies.

Stan Cook asked whether we could make a policy that changes a deed restriction, particularly regarding having a business in the home if it meets certain criteria. Stan asked to have clarification from our attorney to make sure it is legal. He noted that we regularly give variances to the deed restrictions and asked whether we could do so. Terry assured him that we could and that it has been upheld up to the Texas Supreme Court.

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 Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		

Vote: 9-For 0-Against 0-Abstain

The motion to approve the changes to Residential Policy 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 – A meeting will be scheduled for January.

Trustee Comments

Leslie Eaton – No comment.

Linda Coblentz – No comment.

Robert Kuhl – Stay safe for the holidays and come by and check out my Christmas lights.

Lyndie Dragomir – No comment.

Jennifer Taylor – Merry Christmas everybody.

Stan Cook – Have a nice Christmas.

Matt Henehan – No comment.

Glenda Stroud – Happy Holidays as best as you can do.

Terry Canup – No comment.

The Open meeting was adjourned at 19:41pm to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 19:53pm.

Motion to approve the 18 November 2020 Closed Meeting Minutes as amended.

Motion: Stan Cook Second: Matt Henehan

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: 8-For 0-Against 1-Abstain

The motion to approve the 18 November 2020 Closed Meeting Minutes as amended was approved.

Motion to approve the 03 December 2020 Special Closed Meeting Minutes.

Motion: Stan Cook 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: 6-For 0-Against 3-Abstain

The motion to approve the 03 December 2020 Special Closed Meeting Minutes as amended was approved.

Motion to not hold a meeting on 30 December 2020 Meeting.

Motion: Matt Henehan 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 0-Abstain

The motion to cancel the 30 December 2020 Meeting 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 16 December 2020 was closed at 19:57.


Leslie Eaton, Board Secretary


Date