



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 January 2021
REGULAR BUSINESS OPEN MEETING MINUTES

The January 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 -- Absent
- Rachel Morales, General Manager

Comments from the Audience

Fred Swerdlin commented with his opinion that the Bylaws & Policy committee shall change, update, modify existing documents within 90 days of the creation of Board-approved resolutions. On October 21, 2020, the Board voted and approved a modification to the Board of Trustees and meetings policies monthly agenda and packet, page 1, item 3. By directing the General Manager to send the packets out electronically. As of today, January 20, 2021, is the 91st day of when the original request was made thus all members of the Bylaws & Policies Committee are in violation of their charter. Subsequently, if the oath of office is to be honored, and CLCCA documents compiled and enforced, all members of the Bylaws and Policies Committee should be considered not qualified trustees to participate in or to be counted in a legally constituted quorum.

The Board reviewed the 16 December 2020 Business Open Meeting Minutes.

Linda Coblentz made a correction to her report on the Clear Lake Water Authority meeting on page 4. She clarified that she reported that there was an announcement on the website, not that there was a special meeting. The minutes will be amended.

Motion to approve the 16 December 2020 Business Open Meeting Minutes as amended.



Motion: Terry Canup

Second: Matt 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	Absent		

Vote: 8-For 0-Against 0-Abstain

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

President's Report

President Terry Canup thanked the Board members for continuing to deal with COVID and having the Zoom meetings.

Treasurer Report

Glenda noted that on her Treasurer's Report it might appear that there were two payments to Cypress Creek Pest Control for mosquito spraying and Silversands. As we have learned, checks were lost in the mail. The initial checks were voided in the system and the checks were re-issued. There was a whole stack of mail that was lost.

Also, we are still waiting for the check for the installation of the diving board to clear.

On January 4, 2021 Glenda transferred \$75,000 to the Bank of America checking account as we usually do during this time of the year. And as of today, our Operating Account balance is \$106,000. We had the insurance, the audit, multiple big checks.

General Manager's Report

Past due assessments and transfer fees collected: \$16,242.11

Accounts Receivable: \$282,774.82.

We are working to file for the forgiveness of the PPP loan. We did receive information from Bank of America regarding the loan forgiveness process. All of the information and reports are in order and are ready to be filed by Canady & Canady. They have advised us that a simplified form may be available. As soon as Terry receives this email with the link to this new form we can file.



The diving board was installed and we are in the process of getting quotes to paint and sand it.

The January newsletter was sent to the committee today for review. The January Food Drive was a success. CLCCA worked with the Harris County Constable's office and Houston Food Bank to host a food distribution event in the gym parking lot. Only a few hundred vehicles were expected, but the final count came to over 500. Another food distribution event is scheduled for March 26, 2021. It was amazing how smooth the event ran.

Recreation: We have the Valentine's Senior Social on February 12. The Spring Yard Sale is March 13, and the Easter Egg Hunt and Craft Fair we are planning on for March 27.

The Cypress Creek Mosquito Control agreement for 2021. A motion is needed to approve the contract at \$516 per application for 31 applications from April 1 to October 30. Terry Canup mentioned that there was a competitor that showed at a Board meeting as asked how his pricing was. Rachel noted that she has had two meetings scheduled with him and he has not followed through on either meeting.

Motion to approve the Cypress Creek Mosquito Control agreement for 2021.

Motion: Stan Cook Second: Glenda Stroud

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	Absent		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Cypress Creek Mosquito Control agreement for 2021 was approved.

We did receive the Tax Assessor refund for the property right off of Diana that is next to the gym parking lot. We had been starting to get taxed on it, however Rachel protested back for the past several years and finally got a refund. Rachel also has a letter stating that we will not be charged for the property in the future.



Committee Reports

HPD PIP – Jennifer Taylor

Terry Canup reported that the HPD PIP was cancelled and there was no meeting.

ACLC – Lyndie Dragomir Council Member Sally Acorn gave an update on numerous items ranging from COVID vaccines and distributions, crime statistics, and the low number of fire fighters that are available and some ways that they are trying to go about mitigating the losses that they have had. There also was some talk about the new Spaceport. Harris County Pct. 2 discussed the widening of El Dorado and the drainage. Everything is on tract to be completed by May 2021. If you want alerts on the vaccine, you can sign up for the email alerts.

CLCWA – Linda Coblentz The Water Authority paid off a \$2,105,000 revenue bond early and they saved nearly \$500,000 by doing that. The Water Authority board is concerned about complaints they are receiving from the public saying they get no response to their problems and is developing a database to track the calls and comments at the Board meetings.

ARC – Stan Cook

The ARC met on January 14th. Most of the requests were approved. There was one that was disapproved because the statement that they made on their form was to paint everything while – the walls, doors, trim, brick, so the ARC asked them for more information. The ARC also had one fence request and wanted to make sure that they use the correct color for the concrete fence.

The ARC disapproved some signage at a commercial business because it looks like it was made by a child. There are other business in the same center and their signage is more professional.

No motions for variances were needed.

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

Leslie Eaton – No comment.

Stan Cook – No comment.

Linda Coblenz – No comment.

Matt Henehan – No comment.

Robert Kuhl – No comment.

Lyndie Dragomir – No comment.

Glenda Stroud – One comment about the taxes. I have always paid mine in person, and with COVID and the offices closed, I called Clear Creek ISD and asked them about their return envelope going to Dallas and I was told to do it that way because it will be posted more efficiently and it clears much quicker. The CCISD check cleared within 2 days.

Terry Canup – No comment.

The Open meeting was adjourned at 19:25pm in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting was recommenced at 19:39pm.

Motion to file suit on the Baywind Condo property as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Linda Coblenz

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

Vote: 8-For 0-Against 0-Abstain

The motion to file suit on the Baywind Condo property was approved.



Motion to decline the request for credit on the late fees on the Baywind Condo 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	Absent		

Vote: 7-For 1-Against 0-Abstain

The motion to decline the request for credit on the late fees on the Baywind Condo Property as discussed in the Closed Session was approved.

Motion to move the nine accounts to Legal for collections as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matt 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	Absent		

Vote: 8-For 0-Against 0-Abstain

The motion to move the 9 accounts to Legal for collections as discussed in the Closed Session was approved.

Motion to approve the Closed Meeting minutes as amended.

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	Absent		

Vote: 8-For 0-Against 0-Abstain

The motion to approve the Closed Meeting minutes 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 20 January 2021 was closed at 19:42.


Leslie Eaton, Board Secretary


Date