

CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

24 February 2021

REGULAR BUSINESS OPEN MEETING MINUTES

The rescheduled February 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 comments from the audience.

The Board reviewed the 20 January 2021 Regular Business Open Meeting Minutes.

Motion to approve the 20 January 2021 Regular Business Open Meeting Minutes.

Motion: Stan Cook

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	<Absent>		
Jennifer Taylor			X

Vote: 7-For 0-Against 1-Abstain

The motion to approve the 20 January 2021 Open meeting minutes was approved.

President's Report

President Terry Canup stated that he was glad that everyone survived the bad weather. It has been hectic for all of us, and he hoped that everyone would put on a positive attitude.

General Manager's Report

The January collections for past due assessments and transfer fees was \$12,980.09. The Accounts Receivable total is \$288,807.92. We have added the 2021 column to the ePay users. There are 63 people who have paid in advance for their 2021 assessment. On Monday we filed for forgiveness for the PPP loan, and we are waiting for the answer on it.

The General Manager received a call from Kenneth Cook at the El Camino Post Office regarding the USPS Cluster Boxes. The Cluster Box in Meadowgreen on Heathgate was recently vandalized and 16 properties will not receive mail to the box until the cluster box is replaced. The USPS made the decision last year to no longer pay for new cluster boxes. They decided to push the cost to the property associations. He stated that all current cluster boxes are old and can be easily broken into. He had hoped that the USPS would replace the cluster boxes and then shift the responsibility to the homeowners. Unfortunately, Houston Growth Management Division of the USPS has approved the Cluster Boxes. Mr. Cook recommends that all three cluster boxes at the site be replaced where the box was vandalized. This would cost the CLCCA just under \$4000. If the Association only replaced the damaged box, it would cost about \$1600. We can appeal this, and our attorney recommended that we take it to Councilmember/Representative Dennis Paul. Currently the homeowners are having to pick up their mail every day at the post office. We may need to get our attorney involved.

Terry Canup suggested we take it to Senator Taylor or Congressman Brian Babbitt for assistance since this is a federal issue. We also need to consider whether we want to replace only the damaged unit or all four units. Also, Camino South is in Troy Nehls district and he may be able to help as well. Jennifer Taylor said that the USPS website stated that "USPS-owned cluster boxes that the Postal service is responsible for providing every customer with a compartment lock and 3 keys". She stated that she did not think they should just "gift it" after it has been vandalized. Terry Canup recommends that we table this until next month and hopefully we can have a solution by then.

To accommodate additional lap length swimmers, starting Monday, February 15, the indoor pool will have new hours. We will start opening at 6:00am M-F for the morning shift and 3:00pm for the afternoon shift. The full schedule is listed on the website.

The annual Spring Community-wide Yard Sale is scheduled for Saturday March 13 and the Annual Easter Egg Hunt and Spring Craft Show is scheduled for March 27. We are looking for vendors and sponsors.

We are getting everything ready for camp and aquatic season, which is our busy time. Also, annual assessments are getting ready to be mailed out after emails are sent. We started with Commercial emails. We save money in postage when assessments are paid online.

The Meadowgreen pool pump impeller and bearings went out in January as did at the Rec Center. They were replaced. All the pools have been vacuumed and cleaned.

We had some pipes burst at the Rec Center. The outdoor pool splash pad area and the cooling tower line broke. At Meadowgreen, both pool fill lines burst and both water lines in the restrooms at Camino South burst. We are in line with Suncoast and a couple of other plumbers to give us estimates for the repairs.

Treasurer Report

On February 8, we moved \$50,000 from the Shell account to the Operating Account and that leaves us a balance at Shell of \$41,106.01. This is about where our finances are at during this time.

HPD PIP – Jennifer Taylor

The HPD PIP met on January 26 but there was not a February meeting because of the freeze. The meeting focused on the cleanup in the Clear Lake area. The underpasses have been cleaned and they are doing a good job of keeping them that way. The Homeless Outreach Team does their best to get the homeless people to get help, but many of them want to stay where they are.

They are still doing COVID testing at 951 Tristar. And every second Saturday they are doing recycling from 9am – 3pm at Ellington. And they discussed trying to get as many people as possible to sign up on Nextdoor so homeowners can get information directly from him online.

Finally, it was mentioned that the road rage crime has skyrocketed lately so he was warning us to be careful on the roads.

ACLC – Lyndie Dragomir

The ACLC met on February 10 and several speakers came and gave an update on COVID-19 outreach efforts. Where & how to get on vaccination lists was discussed. It was suggested that they have an outreach team go to multi-family apartments to discuss safe practices and we recommended they go to the apartments near the Rec Center.

There were updates about the El Dorado expansion and they have not had any more issues with hitting the water pipes.

CLCWA – Linda Coblentz

The CLCWA met on February 11 and announced that they made the last payment on phase 2 of Exploration Green.

ARC – Stan Cook

The ARC had 7 rejections for additional information. There were two approved and two were approved with restrictions. A variance on a shed was requested for a home on Beachcomber. The homeowners said they were not aware that it was an issue, and it was a prefab unit. It is a little taller and a little bigger than we normally allow, but it is way in the back of the yard and there are a lot of trees around it and none of the neighbors have complained. It has a barn-style roof and we have granted bigger ones.

Motion to approve the variance for the shed on Beachcomber.

Motion: Stan Cook

Second: Leslie Eaton

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 variance for the shed on Beachcomber was approved.

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

The Elections Committee met just before the Board Meeting. Bylaw articles 3 & 4 were reviewed, and the Election Committee charter and policies were reviewed, and no issues were found. The election date will be May 1, 2021, the first Saturday in May. The polls will be open from 7am until 7pm. Early voting hours will be April 29 & 30 from 11am until 7pm. The filing period for candidates to file applications will be March 29 through

April 16, 2021. The candidate filing fee will be \$20. The cores up for election will be Oakbrook West Section 2, Oakbrook Section 2, and Meadowgreen Section 2. The election trustee candidate guide was reviewed, with no changes. The election notice was reviewed, and dates and the applicable cores were updated. Lastly, the pay rates for the election judge and clerk will stay the same.

Motion to approve the pay rate for the Election Judge and Clerk.

Motion: Leslie Eaton

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: 9-For 0-Against 0-Abstain

The motion to approve the pay rates for the Election Judge and Clerk was approved.

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.

Stan Cook – I would like to request that we have contact information, in the event of an emergency, of every Trustee, not just a home phone number or email address. This would not be for the public.

Leslie Eaton – No comment.

Matt Henehan – No comment.

Lyndie Dragomir – No comment.

Robert Kuhl – No comment.

Jennifer Taylor – No comment.

Glenda Stroud – I wrote to the Postmaster General several years ago and learned that if you copy the letter to both of your senators (even if they are in the same party), the Senators will put a Senatorial Cover over that letter and they walk it to the appropriate

place, therefore action is taken. For the past 5 years we have had an overtime postal person deliver our mail.

Terry Canup – No comment.

The Open meeting was adjourned at 19:47pm to go to the Closed Meeting.

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

Motion to approve the letter for the payment plan for the Camino South 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 letter for the payment plan for the Camino South property was approved.

Motion to write-off the eight past owner accounts 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 write off the eight past owner accounts was approved.

Motion to approve the 20 January 2021 Closed Meeting Minutes as written.

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: 8-For 0-Against 1-Abstain

The motion to approve the 20 January 2021 Closed Meeting Minutes as written was approved.

Motion to approve Jennifer Taylor's absence 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			X

Vote: 8-For 0-Against 1-Abstain

The motion to approve Jennifer Taylor'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 24 January 2021 was closed at 20:03.


Leslie Eaton, Board Secretary


Date