



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**

**17 March 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 24 February 2021 Regular Business Open Meeting Minutes. Terry had correction to the minutes where it comes to the Board's vote on the 21 January Minutes, Stan's "Yes" is a full space out of place.

The correction was made to the minutes.

Motion to approve the 24 February 2021 Regular Business Open Meeting Minutes as corrected.

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   | X |  |  |
| Jennifer Taylor | X |  |  |

Vote: 9-For 0-Against 0-Abstain

The motion to approve the 24 February 2021 Open meeting minutes was approved.

### **President's Report**

President Terry Canup stated that he that this has been a busy week for a lot of people, and he has had contractors at his home every day since Monday working on his dining room repair. He has one more day to deal with it and they have to paint the crown molding and baseboards.

### **Treasurer Report**

On page 1 of the Treasurer's Report, everything is similar to what it was before. On page 3, we only have had one repair bill, which is the first in a long time, to Pfeiffer & Sons for the indoor pool lights. We will have a lot of repairs coming up.

We also have had more income for owners paying assessments early and other things being offered.

The check list is the same as always. Glenda also found an error and corrected it for last month. Silversands was only put on the check list for mowing and the other items were left off and it was corrected.

### **General Manager's Report**

The February collections for past due assessments was \$5,917. Transfer fees and refinance fees were \$7,800, for a total of \$13,717. The Accounts Receivable total is \$275,577.51. We have added the 2021 column to the cPay users. There are 63 people who have paid in advance for their 2021 assessment. The loan forgiveness was filed for the first loan and we have not heard anything back on it. On March 9 we filed for the second PPP loan and we are waiting for the answer on it. We initially received a letter saying were declined needing more information.

There are no USPS Cluster Boxes in Camino South or Oakbrook West. Those homes are either curb-line or door-to-door delivery. Oakbrook has two areas with cluster boxes, one was recently replaced at the 16600 block of Cliffrose and Ramada. The other is in the older unit on Bonanza & Saturn. Meadowgreen is mostly curb-line but has nine locations that have cluster boxes. Two of these cluster box locations were vandalized and need replacement. One at the 700 block of Heathgate (16 households) and the other at 15011 Woodhorn (15 households). There is one older cluster box at 702 Oak Harbor at Manor Hill that is similar to the two that were vandalized and may also need to be replaced in the future. The USPS recommends replacing several other boxes in the attached correspondence. Per the attorney's request, the General Manager has requested legal documents which states CLCCA's responsibility to replace the boxes. The USPS has stated in the emails that they are going to make the CLCCA pay for the boxes and if we do not pay for it, they simply will not deliver mail to their customers.

Terry Canup is willing to write a letter to the appropriate authorities as this is not a local issue, it is a Federal issue, and it should be solved at the Federal level by the Postmaster General.

If there is no motion in any direction, then it will be tabled again. Rachel recommended posting the letter on the website and at the cluster box.

Motion to write a letter to politicians, residents, and the Postmaster General regarding the cluster box issue.

Motion: Robert Kuhl                      Second: Lyndie Dragomir

| 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 passes and Terry will get the letter sent in the next couple of days.

The Annual Easter Egg Hunt and Spring Craft Show is scheduled for Saturday, March 27. Vendors and sponsors are welcome.

The rental agreement for GCVA ends June of 2022. Rachel spoke with the owner and confirmed another 5-year renewal. GCVA usually brings in between \$24-31,000+ per year in gym revenue. Last year, with COVID, GCVA still brought in roughly \$12,000.

We are also looking at a new rental agreement with a wrestling organization. The owner worked with Booker T when he rented here several years ago. He wanted to hold his next event in April at our facility. If all goes well, the wrestling organization will continue to be a renter for us.

The April Newsletter draft was sent to the committee to review and approve. It was included in the Board packets.

A motion was made to approve the cost of \$4,140 for printing the newsletter.

Motion: Glenda Stroud                      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 cost of \$4,140 for printing the newsletter was approved.

The 2021 annual assessments for residential and commercial accounts were applied to each account and the assessments were emailed out.

#### **HPD PIP – Jennifer Taylor**

Officer Buitron pushed the meeting to next Tuesday, March 23rd.

#### **ACLC – Lyndie Dragomir**

Lyndie was unable to get into the meeting. Terry explained that Dennis Paul was the speaker, and he was trying to explain what the state was trying to do with the storm surge for any incoming hurricanes. They are talking about building swinging gates from Sabine Pass to past Shreveport, but that is just on the burner. They are looking to reduce the energy on the storm surge. They said they are also working with the COVID and anyone 50 or over can get their appointment for their shots. Dennis Paul also said the overall state budget is improving.

They also are trying to get a state bill to remove vagrants from under the state-controlled roads. Some of the cities are not enforcing them.

#### **CLCWA – Linda Coblentz**

The CLCWA met on March 11 and announced that their medical insurance went up \$100K/year for employees. They also authorized the purchase of the property at 15410 Piedmont in Meadowgreen so the swale will go forward and the long-standing problem with the flooding in Meadowgreen will be somewhat alleviated.

The CLCWA board discussed some of the issues faced during the freeze because of the loss of power that we experienced. It took longer to get the wells online because they needed to get the generators online.

There were 400 reports of broken pipes in houses in the area and sent out a fairly steady stream of workers to turn off water at the street for people who could not figure out how to do it. The CLCWA lost phone service for about 6 hours.

#### **ARC – Stan Cook**

The meeting was completed in about 10 minutes with nothing to bring to the Board.

#### **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** – The Facilities Committee reviewed Suncoast's plumbing report for \$7,440 to repair three areas at the Recreation Center. This included the sewer main, the storm drain line, and the drain line in the Women's Locker Room. There was also another leak found outside the office area that was found and we will find out the cost of that tomorrow. A motion was made to approve the cost of \$7,440 to repair the plumbing for the three areas.

Motion: Robert Kuhl

Second: Lyndie Dragomir

| 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 cost of \$7,440 to repair the plumbing for the three areas was approved.

The Rutledge Park wading pool needs some plumbing repairs. The Facilities Committee is recommending the Sweetwater Pools quote for \$1,815.

Motion: Terry Canup

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   | X   |         |         |
| Jennifer Taylor | X   |         |         |

Vote: 9-For 0-Against 0-Abstain

The motion to approve the cost of repairing the wading pool for \$1,815 was approved.

The diving board at the Recreation Center needs to be sanded and painted for \$1,875 from Sweetwater Pools.

Motion: Leslie Eaton

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   | X   |         |         |
| Jennifer Taylor | X   |         |         |

Vote: 9-For 0-Against 0-Abstain

The motion to approve the cost of sanding and painting the diving board stand for \$1,875 by Sweetwater Pools was approved.

The Recreation Center water slide needs to be refurbished. The committee is recommending refurbishing the interior flume of the body slide in a single color. Slide Experts provided a quote for \$12,320. The next area is the exterior flume, which would be multi-color as it currently is. Morales Painting submitted a quote for \$2,275 that has zero warranty on it. Slide experts, who specialize in pool slides, put in a quote to begin with for \$11,380. They dropped it to \$5,950 with a two-year warranty. The next part is the slide platform and metal panel repair. This was repaired 3-4 years ago. Morales painting put in a quote for \$1,475. And the stairway needs to be repainted and the quote was \$2,475. This needs to be done so the slide will pass inspection. Terry noticed some rust & corrosion in one of the photos. Rachel explained that it was the stairway, and another option would be to sandblast the stairs before Morales painting paints it. She will go out for quote on this part. Stan explained that we have been patching the painting and since chlorinated water is constantly dripped on it, it eats through. The slide is the most popular item at the pool.

Refurbish the slide at the Recreation Center as discussed in the meeting.

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: 9-For 0-Against 0-Abstain

The gym HVAC system needs repair or replacement. We have received one quote and it was a LOT of money. We will continue to look.

There were multiple pipes that broke in the Rutledge Park bath houses. The repair cost is \$1,415. It did not need Board approval and it is scheduled for repairs this week.

**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 – Thank you for spending money on the facility.

Glenda Stroud – We only had one entry for February for repairs during this session, but we have been breaking the records during this session so we will prepare for that.

Linda Coblentz – No comment.

Matt Henehan – No comment.

Jennifer Taylor – No comment.

Robert Kuhl – Get a scheduled walkthrough of the facilities for all to see how old our equipment is. Stan responded that we had it scheduled for last year but called it off due to COVID. It is on the list for a time when we are all safe to be together again.

Lyndie Dragomir – No comment.

The Open meeting was adjourned at 19:58pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:10pm.

File the combo suit for the Oakbrook West, Section 2 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

Approve the fourth payment plan for the Wavecrest property as discussed in the Closed Session.

Motion: Leslie Eaton      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: 7-For 2-Against 0-Abstain

The motion to approve the fourth payment plan for the Wavecrest property does not pass.

Motion to approve the February 2021 Closed Meeting Minutes as written.

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 February 2021 Closed Meeting Minutes as written was approved.

Motion to not hold a Board of Trustees meeting on March 31, 2021.

Motion: Terry Canup 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 not having a Board Meeting on March 31, 2021 was approved.

Stan requested that the board pre-approve and amount to cover sandblasting the slide so that it can be completed before the inspection.

Motion to pre-approve the cost of the sandblasting the slide up to \$5,000.



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 Henchan | X   |         |         |
| Robert Kuhl     | X   |         |         |
| Glenda Stroud   | X   |         |         |
| Jennifer Taylor | X   |         |         |

Vote: 9-For 0-Against 0-Abstain

The motion to pre-approve the cost of the sandblasting up to \$5,000 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 17 March 2021 was closed at 20:30.

  
Leslie Eaton, Board Secretary

  
Date

