



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
21 April 2021
REGULAR BUSINESS OPEN MEETING MINUTES

The April 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
 - Secretary – Leslie Eaton
 - Treasurer – Glenda Stroud
 - Linda Coblentz
 - Lyndie Dragomir
 - Matthew Henchan
 - Robert Kuhl
 - Jennifer Taylor
 - Rachel Morales, General Manager
- Absent: Stan Cook

Comments from the Audience

We had a request to speak, however the speaker had not shown to the meeting yet and they were moved to just before the Closed session.

Special Presentation

Donna Stone and Pam Merrill from the Christian Outreach Alliance (COA) presented to the Board. They are a cooperative effort of 5 local churches who work together to minister to underserved children and families, primarily of the apartment communities up and down El Camino Real. Their mission is to see the Clear Lake area transform into a community that has less crime, fewer high school dropouts, and lower unemployment rate. Pam Merrill explained that they started in 2004 by working with the Riviera Apartments, formerly the Bay Place Apartments. There were issues such as black mold, water leakage, drug usage, mental health issues, gang activity, unattended minor children, and prostitution. They worked by building relationships with residents and management.

By August 2005 they were a registered formal organization in Texas and by 2009 they had their own 501c3. They have numerous events throughout the year.

COA would like to build a Youth Center that would be easily accessible to the youngsters who need it the most but do not have the property on which to build it. Donna Stone asked whether the CLCCA would consider allowing COA to purchase a section of the grassy area along Diana Lane.

Terry Canup thanked them for speaking to the Board and explained that the CLCCA is prohibited from selling any of our property in the founding documents, which must be changed at the state level. In the past we have done long-term rentals of existing things like the Oakbrook West pool. State law prohibits us from selling our land.

The Board reviewed the 17 March 2021 Regular Business Open Meeting Minutes. A mistake was made in the ACLC report: the swinging gates were from Sabine Pass to Freeport, not Shreveport. Also, in the CLCWA report it should read: "and a steady stream of workers were sent out to turn off water". In the Facilities report, it should read, "There was another leak found outside the office area". The corrections were made to the minutes.

Motion to approve the 17 March 2021 Regular Business Open Meeting Minutes as amended.

Motion: Terry Canup

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblenz	X		
Stan Cook	Absent		
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 approve the 17 March 2021 Open meeting minutes was approved.

President's Report

President Terry Canup stated that Congressman Troy Nehls office has been working to find a solution to the damaged USPS cluster mailboxes and is due to get back to us by 06 May.

Treasurer Report

Glenda stated that she is not happy with the balances on the UBS report and has spoken with Jeff Aboloff.

Glenda also made a correction on page 2 of her report: this was the 4th payment for the insurance at the IPFS Corporation. The 5th payment will be taken in April.

Th Pool permits were paid for all the pools to the Houston Health Department.

General Manager's Report

The March collections for past due assessments was \$18,995.36. Transfer fees and refinance fees were \$8,400, for a total of \$27,395.36. The Accounts Receivable total is \$272,274.77. The PPP loan forgiveness application for the first loan was officially forgiven! On April 12 we filed for forgiveness for the second PPP loan, and it was declined. We are having the auditors look at it to see if there is anything we did wrong on our end.

The CLCWA made an offer and secured a contract to purchase the property at 15410 Peermont. There will be an overflow swale and a 48" storm sewer pipe that drains to the Harris County Flood Control ditch. This will help alleviate the long-standing problem with the flooding in Meadowgreen. The CLCWA is willing to plant trees and will take care of the mowing and maintenance. The CLCCA would lose less than \$100/year in assessment fees.

Motion to grant a variance to the CLCWA on 15410 Peermont property for the drainage improvement.

Motion: Terry Canup

Second: Robert Kuhl

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

Vote: 8-For 0-Against 0-Abstain

The motion passes.

Motion to send a letter to the CLCWA stating the CLCCA supports the project and sign the variance form.

Motion: Linda Coblentz

Second: Lyndie Dragomir

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	Absent		
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 passes.

The Annual Easter Egg Hunt and Spring Craft Show held Saturday March 27 was a success. There were approximately 100 egg hunt participants. We had just over \$400 profit.

The next event is the opening day pool bash, scheduled for 28 May. Summer Camp registration is now open online. We are now hiring summer lifeguards and camp counselors.

Precinct 2 food distribution will be held at the Rec Center on 30 April at 10am. Volunteers are needed for this.

CLCCA partnered with Precinct 2 for Covid 19 vaccination event on 07 April. Over 300 people pre-registered online and there was a line of walk-ups. Approximately 450 shots were administered. The second dose will be administered on 28 April.

Applications have been received for CLCCA Board elections. Bob Kuhl - Oakbrook, Terry Canup – Oakbrook West, Nef Trejo – Meadowgreen, Lyndie Dragomir - Meadowgreen. Write-in applications are due by Monday 26 April at 5pm. Absentee ballots can be requested. Early voting will be held 29-30 April from 11am -7pm. Election day is Saturday, 01 May from 7am – 7pm.

The 2021 annual assessments for residential and commercial accounts were applied to each account. Assessments will be mailed out to anyone who did not pay online.

Due to the freeze, Rutledge Park pool house repairs are being made. It is very possible that the wading pool pump was damaged during the freeze and we are going to try to add this to the insurance claim.

The backflow and pressure reducing valve was replaced on the splash pad and the sheetrock was removed at the Meadowgreen pool house to replace a pipe.

Floor and plumbing repairs due to the backup of sewage at the Rec Center are being made and we will be trying to add this to the insurance claim.

The pools are being prepared for inspection and we are hoping that all the repairs will be completed before the inspector shows up.

The water slide chute is scheduled to be painted on 23 April.

We are still looking for a company to sandblast the stairs. Each company that we speak with tells us that it is too small of a job or they are not calling us back.

HPD PIP – Jennifer Taylor

The PIP meeting was postponed to Tuesday, March 23rd. Officer Buitron discussed that Houston has a new police chief, Chief Fenner. And he stressed about encouraging everyone to get on Nextdoor. He also talked about Covid testing at 951 Tristar.

They are not sure when in-person meetings for HPDPIP will resume. They will continue to meet via Zoom for the foreseeable future.

ACLC – Lyndie Dragomir

Lyndie stated that she is impressed with Dr. Williams, the new CCISD Superintendent. He spoke about what he has been doing the first 3 months that he has been in Houston. He had toured all the campuses and is looking at the Strategic Academic Plan that was approved in 2020 to see if there are any items to update. There was also a District E update where they talked about the El Dorado expansion project, some dogs on the loose, and road repairs. And a Precinct 2 update where they praised the Covid vaccine event that we did at our Rec Center.

CLCWA – Linda Coblentz

The CLCWA met and discussed plans for an entry plaza on Diana Lane where the golf course used to be. The old parking lots are being torn up and new lots are scheduled to be laid on 30 April.

The CLCWA board discussed a new Customer Service Program that they are initiating.

The CLCWA board approved an excess water usage policy to adjust bills for when there are breaks in the water lines. They are going to give 50% of the difference between an average of the 12-month bills and the excess for the bill that you receive.

The closing for the house in Meadowgreen is scheduled for 30 April. This will allow the swale project to go forward and the long-standing problem with the flooding in Meadowgreen will be somewhat alleviated.

ARC – Stan Cook

The ARC report was given by Matthew Henehan and met on April 8. There were 9 residential applications and no commercial applications. None of the applications required Board approval. Most were for paint, solar panels, and tree removal. One application for a patio cover was disapproved due to lack of information. There were no Commercial applications. The next meeting will be on 13 May.

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 – A meeting is scheduled for 28 April at 7pm.

Trustee Comments

Robert Kuhl – No comment.

Leslie Eaton – I will be the presiding judge for the upcoming County election on 01 May, not realizing that it would conflict with the CLCCA election. Thus, I will be having my assistant standing in for me here at the CLCCA for our election.

Linda Coblentz – No comment.

Lyndie Dragomir – No comment.

Jennifer Taylor – No comment.

Matthew Henehan – No comment.

Glenda Stroud – No comment.

The guest speaker still had not arrived, thus the Open meeting was adjourned at 19:53pm to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:06pm.

Motion to approve the 17 March 2021 Closed Meeting Minutes as amended.

Motion: Leslie Eaton

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	Absent		
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 approve the March 2021 Closed Meeting Minutes as amended 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 21 April 2021 was closed at 20:07.



Leslie Eaton, Board Secretary



Date