



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
19 May 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
- Vice President – Stan Cook
- Secretary – Leslie Eaton (Joined the meeting late)
- Treasurer – Glenda Stroud
- Linda Coblentz
- Lyndie Dragomir
- Matthew Henehan
- Robert Kuhl
- Jennifer Taylor
- Rachel Morales, General Manager

Comments from the Audience

There were no requests to speak to the Board.

The Board reviewed the 21 April 2021 Regular Business Open Meeting Minutes.

Motion to approve the 21 April 2021 Regular Business Open Meeting Minutes as written.

Motion: Robert Kuhl Second: Terry Canup

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

Vote: 7-For 0-Against 1-Abstain

The motion to approve the 21 April 2021 Open meeting minutes was approved.

President's Report

President Terry Canup stated we received a letter from one of our senators regarding the USPS cluster mailboxes, but the letter had nothing to do with the cluster boxes. Glenda noted that the Senator mentioned the "caseworker" so apparently there is already a caseworker appointed to be the caseworker on these mailboxes. Terry noted that there was nothing in the disclosure letter that referred to the post office or mailboxes. It was a "cut & paste" letter. We have not heard whether Congressman Nehls has gotten back to Leslie and would prefer to work with his office. He had been more proactive. Leslie indicated that she had not yet heard back from Congressman Nehls' office.

Treasurer Report

Glenda stated that we have more in UBS and Shell than last year. Last year at this time, we transferred \$237,000 from UBS to the operations account. We also transferred everything from Shell, \$589.20 to Operations & we were in better shape then. But what followed was the PPP loan and whether we have a PPP loan following this one remains to be seen and there is no finalization on that. Our Legal was down to \$5,511.00, and that is much less than it was. We will have more legal expenses coming up.

We also have had quite a bit in repairs and improvements. We still have a second payment of about \$37,000 to Victor Morales Painting Services pending the completion of the courtyard concrete.

General Manager's Report

The April collections for past due assessments was \$18,781. Transfer fees and refinance fees were \$8,400, and resale certificates was \$2,250, for a total of \$29,431.14. The Accounts Receivable total is \$273,585.41. Buildium/ePay users so far for 2021 is 512. The second PPP loan forgiveness application was denied. Crystal at Canady & Canady, the auditor, is in the process of trying to apply for the second loan through another provider. There is no word on that.

We received a letter from the IRS that the CLCCA was being audited. Canady & Canady was retained to assist with this audit. Jackie and Rachel are gathering all the information needed for the audit. The deadline is the week of May 24.

The 2003 work truck needs a new engine, and it isn't financially worth it to repair. Terry Canup noted that several Board members have researched used trucks and used car prices which are through the roof. Stan Cook located a used truck 2019 Nissan Frontier. It is a little smaller than a full-size, but we found one with 56,000 miles on it for \$22,991. It is in perfect condition. The General Manager may also drive it instead of her personal vehicle when she does deed restriction drive-arounds.

Motion to approve replacing the old truck with a used truck.

Motion: Stan Cook

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 purchase a used truck to replace the old truck was approved.

The Opening Day Pool Bash was changed to May 29, 2021. Summer Camp registrations are coming in and we are in the process of hiring camp counselors. It has been a challenge hiring camp counselors and lifeguards due to the current unemployment benefits. We may end up staggering days and time for pool access until we have ample employees.

Brooke Powell was hired to work with Robyn in the Recreation Department. Samantha Smith will assist in the office along with Brittany until we can find an eligible full-time staff member.

The Bay Area Aquanauts and Aquastars are currently renting the outlying pools for swim team practice.

The next Precinct 2 food distribution event will be held at the Recreation center on June 18 at 10AM and volunteers are needed.

The following applications were received, and the preliminary election results are:

Oakbrook – Robert Kuhl

Oakbrook West – Terry Canup

Meadowgreen – Nef Trejo

The 2021 Annual Assessment was applied to each account and statements will be mailed to those who did not pay online.

The insurance adjuster visited the areas affected by the freeze. Rachel expects to hear from the adjuster regarding the claim status.

The slide chute was painted by Slide Experts, and it looks great. The stairs are scheduled to be painted in the next few weeks.

We are waiting to have the pools inspected. The fire extinguishers were inspected by Bay Area Fire & Safety.

The courtyard concrete project is just about complete. There are a few pieces of sod that need to be put down.

HPD PIP – Jennifer Taylor

There were two PIP meeting since the last Board meeting. The HPD-PIP meetings were back to in-person meetings at Southeast Memorial but in a different building. Sgt. Mike Hicks from the Auto Theft Division spoke. Catalytic converter theft from cars & trucks is one of the biggest issues right now. They can be stolen in about 30 second's flat. Crime is moving from the homes back to the malls again. Baybrook Mall is a very targeted area for crime. Be alert & do not leave anything in your vehicle.

ACLC – Lyndie Dragomir

The ACLC met last Wednesday and they had hoped to get someone from HPD to present, but they backed out shortly before the meeting. Jason from the Constable's office was able to join & give some perspectives. A large part of the conversation revolved around what happened to Janice Moran, who was attacked.

Collectively, everybody has been talking about the crime that has been happening in the area. We should be calling in crimes that we see and calling 311 if it is not an emergency. The more reports that are received, the more that District E representatives and Harris County Precinct 2 can start working to get additional policing and additional support.

There also was an overwhelming desire to move forward with a public nuisance abatement with the Riviera Apartments. There also were reports that some of the individual apartment units at the Riviera were not being secured. The units might be empty, but the complex was not securing the individual units. If you see a door to an individual unit that is open for an extended period of time, report it so the authorities can investigate it to see if the unit is not secured and work with the property to get it secured.

Also, there are reports that certain facilities that work with the homeless that are near downtown are paying a one-way bus fare on the Metro to send the people down to where we are and giving them instructions about certain places that they can go where they will be taken care of. The Riviera Apartments are one of the places where they can find shelter and people will come by and help them with food. It was a very long meeting.

CLCWA – Linda Coblantz

She was unable to attend due to an emergency.

ARC – Stan Cook

It was a very packed meeting. There was one that was disapproved for a fence that was too tall – a 6ft fence with a 2ft rot board. A lot of solar panels and generators.

Budget & Finance – Glenda Stroud

No meeting. No Report. The meeting is scheduled for June 3.

Bylaws & Policies – Ms. Coblentz

No meeting. No Report.

Communications – Lyndie Dragomir

No Meeting. No Report.

Elections – Leslie Eaton

Jennifer Taylor provided the 2021 CLCCA preliminary election results:

Oakbrook:

Robert Kuhl (uncontested)

Meadowgreen:

Lyndie Dragomir – 2

Nef Trejo – 19

Oakbrook West:

Terry Canup (uncontested)

Per the bylaws, the seating of the new trustees will be at the June meeting.

Facilities – Stan Cook – No Meeting. No Report.

Personnel – Terry Canup – No Meeting. No Report.

Special Committee Reports

Revision of Restrictive Covenants – Stan Cook – There was a preliminary meeting to establish where we wanted to go. We came up with a few ideas and it is going to take a lot of staff time to help with this. We probably are going to do a test case of a small area after the summer season is over. The most difficult part is going to be communication with the property owners.

Trustee Comments

Robert Kuhl – No comment.

Linda Coblentz – No comment.

Lyndie Dragomir – No comment.

Jennifer Taylor – No comment.

Matthew Henehan – No comment.

Stan Cook – Everyone should be aware that car theft is up. A neighbor who works for the Pasadena Police Auto Theft Task Force was telling us that Chevy Silverados are really hot for theft right now. The thieves carry an engine computer with them and have a key that matches that engine computer. They bypass the alarm and get into the truck and unplug your computer and plug their computer in. Then they crack the steering column and use a screwdriver and drive off.

Leslie Eaton – No comment.

Glenda Stroud – No comment.

There were no comments from the audience, thus the Open meeting was adjourned at 19:40pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:09pm.

Motion to approve the 21 April 2021 Closed Meeting Minutes.

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: 8-For 0-Against 1-Abstain

The motion to approve the April 2021 Closed Meeting Minutes was approved.

Motion to decline the offer of the 48-month payment plan 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		
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Vote: 9-For 0-Against 0-Abstain

The motion to decline the 48-month payment plan was approved.

Motion to monitor the foreclosure on the Buoy home as discussed in the Closed Session.

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 motion to monitor the foreclosure on the Buoy home as discussed in the Closed Session was approved.

Motion to move the 11 accounts to Legal 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: 9-For 0-Against 0-Abstain

The motion to move the 11 accounts to Legal as discussed in the Closed Session was approved.

Motion to accept the \$2000 offer and payment plan of \$1000 for the Buoy home 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: 9-For 0-Against 0-Abstain

The motion to accept the \$2000 and payment plan for the Buoy home as discussed in the Closed Session was approved.

Linda Coblentz offered her thanks to Lyndie Dragomir for her service on the Board.


Comments from the Audience

No homeowner requested to speak.

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 21 May 2021 was closed at 20:14.


 Leslie Eaton, Board Secretary


 Date