



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

The July Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice President Stan Cook 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 – arrived late  
Treasurer – Glenda Stroud  
Linda Coblentz  
Matthew Henehan  
Robert Kuhl  
Jennifer Taylor  
Nef Trejo  
Rachel Morales, General Manager

**Comments from the Audience**

There were no comments from the audience.

Motion to seat Terry Canup as the President of the CLCCA Board.

Motion: Stan Cook                      Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	<ABSENT>		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Nef Trejo	X		
Jennifer Taylor	X		

Vote: 7-For    0-Against    1-Abstain

Terry Canup read the Oath of Office for the Clear Lake City Community Association Board of Trustees and assumed control of the meeting.

Motion to approve the 16 June 2021 Regular Business Open Meeting Minutes as amended. Linda Coblentz noted that the new bridge is coming along nicely instead of nice.

Motion: Stan Cook

Second: Matthew Henehan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup			X
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	<ABSENT>		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud			X
Jennifer Taylor	X		
Nef Trejo			X

Vote: 5-For 0-Against 3-Abstain

The motion to approve the 16 June 2021 Open meeting minutes was approved.

### **President's Report**

President Terry Canup noted that he was very ill last month and is feeling much better.

Motion to accept the new committee assignments.

Motion: Stan Cook

Second: Robert Kuhl

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	<ABSENT>		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

Motion to reconstitute and approve the Revision of Restrictive Covenants Special Committee that was recently dissolved in June of 2021.

Motion: Stan Cook

Second: Jennifer Taylor

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	X		
Linda Coblentz	X		

Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	X		
Glenda Stroud	X		
Jennifer Taylor	X		
Nef Trejo	X		

Vote: 9-For 0-Against 0-Abstain

### **Vice President's Comments**

No comments.

### **Treasurer Report**

The Board does not have a copy of the checklist due to the Treasurer's vision issues. The only item that is missing is delinquent report total which was \$220,581.86. The Treasurer also listed the UBS information. We are going to be having four CDs coming up for renewal. The next CD is coming due on August 28, 2021. We will have the offer sheets at the next meeting, but we anticipate the rates being very low.

We sent \$50,000 to the Shell Credit Union account. Last time they put it in the Membership Account. Glenda asked them to move it over and they moved it into the Money Market account, so there is \$91,000+ at Shell and it is earning interest. Everything that has come in shows how diligently Rachel and Jackie have worked on getting assessment bills sent out through Buildium.

There is an expense on the Bank of America card for Indeed, which is where we post all our jobs.

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

The June collections for past due assessments was \$5,946.50. Collections from Legal was \$7,660. Transfer and refinance fees totaled \$7,880, and resale certificates were \$1,750. The total was \$23,236. We recently received a check from Daughtry & Farine and they have collected \$9,000 for the month. Assessments that have not been paid for 2019 is \$7,605. For 2020, it is \$24,019.

Rachel spoke with the IRS Auditors and the auditor pushed the deadline back to allow us more time to respond. We are hoping to have an update at the next Board meeting.

CLCCA earned a dividend from Texas Mutual of \$3,645 for workplace safety and loyalty to Texas Mutual. The check was deposited on July 1.

The Management Certificate has been updated and is being reviewed by Legal. It will go to the Bylaws & Policies Committee for review along with Policy and Bylaw changes due to the Legislative session.

Rachel received a call from our energy broker. Energy rates are expected to continue to increase over the next several years. The broker is suggesting that we try to lock in a rate now rather than wait until our current agreement is about to expire. Our current rate with AmeriPower is fixed rate of \$0.04880/kwh. The agreement began on 7/3/2020 and it ends on 7/3/2025. The Board approved a 1-year extension last year in February with AmeriPower from 7/3/2025 through 7/3/2026 for a rate of \$0.04890. In the event the rates become lower than CLCCA's rate at any time, our rate will be lowered. The Broker ran the quote and the AmeriPower had the best rate for 30 months at \$0.06253.

Motion to accept the 30-month extension (past 7/3/2026) of the energy quote with AmeriPower for \$0.06253.

Motion: Robert Kuhl

Second: Terry Canup

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

Vote: 9-For 0-Against 0-Abstain

The Lunar Landing Fun Run was July 17, 2021. The organization that put it together gave CLCCA a \$1,000 donation.

In lieu of camp we were able to procure a gym rental for basketball during the day. We also are seeing an increase in gym fees from the local teens coming in to play. The summer pool party is scheduled for July 31. We will have a DJ, games, etc.

Pool inspections are scheduled for the first week in August.

Patricia Martinez started on July 13 as a part-time administrative assistant. She will work M-W and will assist Rachel with a variety of office tasks. Pat also is helping set up the new deed violation software so we can begin using it in August.

The total loss on the insurance freeze claim was \$11,012.45. The deductible was \$5,000 so CLCCA will receive a check for \$6,012.45 soon.

**HPD PIP – Jennifer Taylor**

The HPD PIP met on July 20, and it was a very good meeting. Officer Rocha was there, and she did a very nice civilian response training class. They talked about how to react in active shooter situations.

Crime rates have gone down compared to this time last year.

They are still doing the free COVID-19 testing at 951 Tristar and will continue to do it with the increase in the Delta variant.

There is a new commander at the Clear Lake substation named Commander Christi Smith.

**ACLC – Matthew Henehan**

The ACLC does not meet in July.

**CLCWA – Linda Coblentz**

The CLCWA met and the only thing that concerns us in our area is they will soon start the flood reduction in Meadowgreen. They purchased a home and will be cutting a swale for and should solve flooding problems for 146 houses.

The water authority will be meeting in person in August because Abbott is requiring them to go back to in-person meetings. They will be required to have a quorum in person but people who are immune compromised can attend electronically if they need to.

**ARC – Stan Cook**

The ARC had several applications but only one was disapproved for a lack of information. The homeowner wants to tear her house down and rebuild a new one. Stan had reached out to her numerous times but received no response. The application that she put in was limited in information. Although it looks OK, we want to make sure that it will go along with the rest of the homes in the neighborhood. It has no garage. The remainder were approved, one with some restrictions.

**Budget & Finance – Glenda Stroud**

No meeting. No Report.

**Bylaws & Policies – Ms. Coblentz**

Tentatively scheduled for August 4, 2021.

**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.

**Trustee Comments**

Leslie Eaton – No comment.

Stan Cook – No comment.

Glenda Stroud – I would like to compliment Rachel and all the staff for going through what they have done this year in a very abnormal situation. We have made a lot of inroads and they have done great improvements that needed to be done and that had been put off for many years.

Robert Kuhl – I received a pacemaker.

Matt Henehan – No comment.

Nef Trejo – No comment.

Linda Coblentz – No comment.

Jennifer Taylor – No comment.

The Open meeting was adjourned at 19:36PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 19:51pm.

Motion to approve the absence for Terry Canup for June.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 8-For 0-Against 1-Abstain

The motion to approve the absence for Terry Canup for June was approved.

Motion to approve the June Closed Meeting minutes as amended.

Motion: Leslie Eaton

Second: Terry Canup

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

Vote: 7-For 0-Against 2-Abstain

The motion to approve the June Closed Meeting minutes was approved.

**Comments from the Audience**

There were no comments from the audience

A motion to Adjourn was offered by Matthew Henehan.

The Regular Business Meeting of 21 July 2021 was closed at 7:53pm.



Leslie Eaton, Board Secretary

19 August 2021  
Date