

CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
20 OCTOBER 2021
REGULAR BUSINESS OPEN MEETING MINUTES

The October 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:

- Vice President – Stan Cook
- Treasurer – Glenda Stroud
- Secretary – Leslie Eaton
- Linda Coblentz
- Matthew Henehan
- Rachel Morales, General Manager

Comments from the Audience

There were no comments from the audience.

Motion to approve the 22 September 2021 Regular Business Open Meeting Minutes as written.

Motion: Matthew Henehan

Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the 22 September 2021 Open meeting minutes as written was approved.

President's Report

President Terry Canup was absent.

Vice President's Comments

No comments.

USPS Cluster Boxes

The discussion on the USPS Cluster Boxes was tabled until Nef could be present.

Zoom and In-Person Meetings

The discussion to approve future Board Meeting format via Zoom and in person was tabled until more Board members were present.

Vice President's Report

The ARC committee is lacking one member. Stan Cook recommended Lyndie Dragomir to serve on the ARC Committee.

Motion to approve appointing Lyndie Dragomir to the ARC Committee.

Motion: Matthew Henehan

Second: Leslie Eaton

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve Lynde Dragomir to the ARC Committee was approved.

Treasurer Report

The Association moved \$51,000 from Operations from UBS. UBS wired the money with a \$25 fee. We transferred \$25,000 from Shell back to Operations/Bank of America. Shell charges a \$1 transfer fee. This is the time of year that we have late assessments and expenditures.

Several repairs were made: The door was replaced in the men's locker room. The Gym air conditioning was repaired.

We transferred \$230,000 in insurance funds from Harvey to UBS.

General Manager's Report

The September collections for past due assessments was \$24,895.54. September collections from Legal was \$5,977.15. Transfer and refinance fees totaled \$14,145.00, and resale certificates were \$750. The total was \$45,768.24.

Total Accounts Receivable is \$338,935.21. The Buildium/ePay users in 2021 is already at 1733.

The gym a/c was repaired and is back up and running and we are currently waiting on the insurance adjuster. She has completed the claim and is waiting on her manager to review it.

The gym boiler did pass inspection by Traveler's Insurance company on September 30.

The insurance premium renewal has increased 11.27% to \$148,263.79. This includes the terrorism coverage.

The flood insurance policy increased 10.9% over last year's rates for Option A, which is the current coverage for buildings 1, 2, and 3. Option B will give us increased coverage (\$150,000 more for contents) to \$300,000.

Motion to approve the 2021-2022 insurance premiums for Option B (increased coverage).

Motion: Linda Coblentz

Second: Matthew Henehan

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the 2021-2022 insurance premiums for Option B (increased coverage) was approved.

Motion to approve the schedule of 2021-2022 insurance premiums without the terrorism coverage.

Motion: Glenda Stroud

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	ABSENT		

Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 5-For 0-Against 0-Abstain

The motion to approve the schedule of 2021-2022 insurance premiums without the terrorism coverage was approved.

The majority of the property owners that live along the concrete fence on Bay Area Blvd received their final violation letter asking them to remove the dead vegetation from the wall and to repair the wall if needed. There are only four homes at this time that haven't cured this violation yet.

The Fall Festival is this Friday night, 5:30 – 8:30PM. We had a \$500 sponsorship from Stan's Pop Shop. We currently have \$475 from vendor booths. Running Alliance Sport will hold their 5K adult and 1k kid's Boo Dash run on Saturday morning October 30. There will be a costume contest, prizes, vendors and more.

HPD PIP – Jennifer Taylor

Road rage is still an issue in Houston. There will be a drug take-back day on February 23, 2022. The next HPD PIP meeting is January 18, 2022.

ACLC – Matthew Henehan

The meeting was over senate bill 1588. They had a lawyer come and review the changes and how it is going to affect us. This is one of the reasons that the ARC is volunteers and not Board members. There are 13 things that may impact us. Texas Real Estate Commission management certificate requirements. If no change is required on the certificate, the filing deadline with TREC will extend the letter, then June 1. We have already incorporated the required changes to Architectural Review committees: Board members, their spouses and families can no longer serve on an Architectural Review Committee. If an ARC modification request is denied, then the denial must be provided in writing, which includes email, and describe the basis for denial and must provide the homeowner's right to appeal to the board. Special meeting must have at least 72 hours (3 days) in advance for notification. 209 collection notices must provide the homeowner 45 days to cure the delinquency instead of the current 30 days. Violation Hearing Procedures: all violation appeals are made to the Board only, the option to appeal to a committee has been eliminated. Rental Rules: the addition of subsection 209 states that the Association may obtain the name, mailing address, email address, and phone number of each person who will reside at a leased property, as well as the start date and term of the lease. Justice court jurisdiction: an owner may now sue an HOA for violation of chapter 209 in justice court. Religious displays: may be displayed anywhere on the owner's property. Previously an owner could have religious displays on the entry of the dwelling and there were size

restrictions. Swimming pool enclosures: A property owner's association may not prevent a homeowner from installing a swimming pool enclosure on the owner's property. Security devices and fences: Associations may not prevent owners from installing security measures like cameras and motion detectors. Associations may prohibit installing these measures in places other than the owner's property and they can also regulate the type of fencing. Resale Certificate fees: POAs may not charge more than \$375 for resale certificates or \$75 for an updated certificate. All governing documents must be posted on the web.

CLCWA – Linda Coblentz

The CLCWA had a technology problem and started 15 minutes late. They spent most of their time discussing the refunding of their bonds. They set the parameters for when they would do it and wouldn't do it with the financial conditions. They also had a complete report on the water treatment plant, from the beginning to the end.

ARC – Stan Cook

There were 20 ARC requests submitted. The following two were moved to the board for approval.

Motion to approve the request for the 10x10 shed for Mr. Alvarez.

Motion: Stan Cook

Second: Matthew Henahan

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the 10x10 shed requested by the Lori Alvarez was approved.

The second item needing approval is for a driveway that they poured behind their house for their motor home/trailer. We do not know if they got a permit from the city and the survey was not submitted.

Motion to disapprove the request for the driveway until we get more information.

Motion: Stan Cook

Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		

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

Vote: 4-For 0-Against 1-Abstain

The motion to disapprove the request for the driveway did not pass.

The ARC committee disapproved a siding color until they get more information. Two colors were submitted but the ARC committee could not tell which color was for the siding and which was for the trim.

The remaining ARC requests were approved.

Budget & Finance – Glenda Stroud

No meeting. No Report.

Bylaws & Policies – Ms. Coblentz

No meeting. No Report.

Communications –

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.

Revision of Restrictive Covenants

No Meeting. No Report.

Trustee Comments

Linda Coblentz – No comment.

Robert Kuhl – No comment.

Leslie Eaton – No comment.

Matt Henehan – The reason I abstained was that I don't think the ARC should have to vote retroactively whether or not it is OK because it is already done. Rachel will put this on the next Bylaws and Policies agenda for discussion.

Glenda Stroud – No comment.

Stan Cook – No comment.

Stan recognized David Lockard to speak. "The Board was discussing the 1588 and the camera restrictions. The CLCCA website currently lists a number of restrictions for cameras that sound like they would be in violation of 1588.

Rachel explained that CLCCA's attorney wrote the policies that were on the website. Mr. Lockard asked if he could call, they attorney and was notified that he would probably have to pay her fees. She also explained that the CLCCA is different than a standard HOA. Stan notified Mr. Lockard that we would look into it.

The Open meeting was adjourned at 19:42PM in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting recommenced at 20:13PM.

Motion to approve the absences for Terry Canup and Jennifer Taylor for September.

Motion: Leslie Eaton

Second: Matthew Henehan

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the absences for Terry Canup and Jennifer Taylor was approved.

Motion to disapprove the absence for Nef Trejo.

Motion: Leslie Eaton

Second: Linda Coblentz

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz		X	
Stan Cook	X		
Leslie Eaton	X		
Matthew Henehan	X		
Robert Kuhl	ABSENT		

Glenda Stroud	X		
Jennifer Taylor	ABSENT		
Nef Trejo	ABSENT		

Vote: 4-For 1-Against 0-Abstain

The motion to disapprove the absence for Nef Trejo did not pass.

Motion to send the residential properties to Legal as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to move the residential properties to Legal for collections as discussed in the Closed Session was approved.

Motion to send the Commercial property to Legal as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to move the Commercial properties to Legal as discussed in the Closed Session was approved.

Motion to file suit on the UT property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matthew Henahan

TRUSTEE	FOR	AGAINST	ABSTAIN
Terry Canup	ABSENT		
Linda Coblentz	X		
Stan Cook	X		

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

Vote: 5-For 0-Against 0-Abstain

The motion to file suit on the UT property as discussed in the Closed Session was approved.

Motion to disapprove the settlement offer on the University Green property as discussed in the Closed Session.

Motion: Leslie Eaton Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to disapprove the settlement offer on the University Green property as discussed in the Closed Session was approved.

Motion to move 5 accounts to Legal for collections as discussed in the Closed Session.

Motion: Leslie Eaton Second: Matthew Henehan

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

Vote: 5-For 0-Against 0-Abstain

The motion to move the 5 accounts to Legal for collections as discussed in the Closed Session was approved.

Motion to approve the write-off of \$488.16 per Legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the write-off of \$488.16 per Legal as discussed in the Closed Session was approved.

Motion to approve the September Closed Meeting minutes as amended.

Motion: Leslie Eaton

Second: Stan Cook

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

Vote: 5-For 0-Against 0-Abstain

The motion to approve the September Closed Meeting minutes as amended 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 22 September 2021 was closed at 8:18PM.


Leslie Eaton, Board Secretary


Date