



**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**  
**NOVEMBER 16, 2016**  
**OPEN MEETING MINUTES**

The regular open meeting of the Clear Lake City Community Association, Inc. for the month of November, 2016 was called to order by President Annice Slade at 7:00 p.m. in Room B of the Clear Lake City Community Association Sports and Recreation Complex; located at 16511 Diana Lane, Houston, Texas 77062.

**The following Trustees were present:**

- President-Annice Slade
- Vice President-Terry Canup
- Treasurer-Glenda Stroud
- Secretary-Leslie Eaton
- Myron Heimlich
- Stephenie Schneider
- Jason Mitchell - Absent
- Mary "Lori" Alvarez - Absent
- Marie Wade - Absent

Staff Present: General Manager Rachel Morales

**Comments from the Audience**

Here were no comments from the audience.

Motion to approve the October 19, 2016 Regular Business Open Meeting Minutes.

Motion: Terry Canup      Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Stephenie Schneider			X
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 4-For    0-Against    2-Abstain



### **President's Report**

There is now a vacancy on the board. If anyone is interested from Camino South, please see the General Manager for an application.

### **Treasurer Report - Glenda Stroud**

Treasurer Glenda Stroud reviewed the financials noting that next CD that is maturing is with Comenity Bank for \$100,000 on November 28, 2016. The Board reviewed the offer sheets.

Motion to have Jeff Abaloff reinvest the funds with Ally Bank.

Motion: Terry Canup                      Second: Glenda Stroud

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider			X
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 5-For    0-Against    1-Abstain

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

Ana Medlin resigned four days before the Fall Festival. Rachel and Monique teamed up to finish organizing it. The November 5, 2016 event was one of our most successful Fall Festivals we have held. There were 22 vendors. Vendor revenue totaled \$1,210.00 and the entry and concessions income was \$428. The net revenue was \$704.83.

The leaks at the diving well and the Rutledge Park pool were investigated and three companies were contacted for bids. Two companies have responded with bids for repairs. The Board discussed the diagnoses of the issues and the bids.



Motion to use USA Leak Detection to repair the diving well and Clear Water Pools for the Rutledge Park pool.

Motion: Leslie Eaton

Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider	X		
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 6-For 0-Against 0-Abstain

#### **HPD PIP – Leslie Eaton**

The HPD PIP meeting discussed recommendations to keep homes safe including keeping house doors and garage door locked, even when you are not home. In addition, keep vehicles locked when they are parked in your garage, even if the garage door is locked.

It was also recommended that if you get a new TV set, computer, or other high dollar item, avoid placing the box by the street with the trash. It advertises to thieves that you have new TV, etc. in the home.

#### **ACLC – Terry Canup**

The ACLC discussed the issue of "Zombie Homes", when a lender initiates foreclosure on a property and the owners abandon the property. The bank drops the proceedings, allows the property to fall into disrepair and stops paying the mil assessment. The ACLC discussed ways to force the bank to become responsible for paying the mil assessment. A social media policy was also discussed.

#### **CLCWA – Stephenie Schneider**

The CLCWA bond election was approved by the residents.

#### **Revision of Founding Documents – Terry Canup**

The committee discussed items to present to the Legislature to be able to refine our founding documents and bring them up to date.



**Comments from the Trustees:**

Terry, Glenda and Annice wished everyone a happy Thanksgiving.

The Open Meeting was recessed at 7:47pm in order to go to the Closed Meeting.

The Business Closed Meeting began at 7:50pm and the Open Meeting was reopened at 8:24pm.

Motion to accept the October 19, 2016 Closed Meeting Minutes as written.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Stephenie Schneider			X
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 4-For 0-Against 2-Abstain

Motion to cancel the 5th Wednesday CLCCA Board meeting on November 30, 2016.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider	X		
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 6-For 0-Against 0-Abstain

Motion to send property with inoperable vehicle to the attorney.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		



Myron Heimlich			X
Jason Mitchell	Absent		
Stephenie Schneider			X
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 4-For 0-Against 2-Abstain

Motion to send the properties that are delinquent with their assessments highlighted in yellow to the attorney if they do not respond to the December deadline in the letter mailed to them.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider	X		
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 6-For 0-Against 2-Abstain

Motion to approve an order of sale on the property discussed in closed session.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider	X		
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 6-For 0-Against 0-Abstain



Motion to write off the four foreclosure properties discussed in the closed session.

Motion: Leslie Eaton Second: Annice Slade

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Stephenie Schneider	X		
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 6-For 0-Against 0-Abstain

Motion to accept the insurance settlement and approve the purchase of two pool motors up to \$3K per motor.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	Absent		
Terry Canup	X		
Leslie Eaton	X		
Myron Heimlich		X	
Jason Mitchell	Absent		
Stephenie Schneider		X	
Annice Slade	X		
Glenda Stroud	X		
Marie Wade	Absent		

Vote: 4-For 2-Against 0-Abstain

A motion to adjourn was offered by Terry Canup and 2<sup>nd</sup> by Annice Slade.

The Regular Business Meeting of November 11, 2016 was closed at 8:29pm.

  
Leslie Eaton, Board Secretary

21 December 2016  
Date