



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

MARCH 15, 2017

OPEN MEETING MINUTES

The regular open meeting of the Clear Lake City Community Association, Inc. for the month of March, 2017 was called to order by President Annice Slade at 7:03 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 and a quorum was established:

- President-Annice Slade
- Vice President-Terry Canup (Arrived at 7:03PM)
- Treasurer-Glenda Stroud
- Secretary-Leslie Eaton
- Isaac Stoddard
- Myron Heimlich
- Mary “Lori” Alvarez
- Jason Mitchell - Absent

Staff Present: General Manager Rachel Morales

Comments from the Audience

There were no comments from the audience.

There were two corrections to the minutes:

The motion & vote to approve the December 29, 2016 open and closed meeting minutes was duplicated in the minutes.

The votes for Glenda Stroud and Lori Alvarez were incorrectly recorded for the motion to approve the January 18, 2017 Regular Business Open Meeting Minutes. They were both recorded as being against and should have been recorded as Abstain.

Motion to approve the February 15, 2017 Regular Business Open Meeting Minutes as amended.

Motion: Isaac Stoddard Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Leslie Eaton	X		



Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 6-For 0-Against 1-Abstain

Architectural Review Committee – Myron Heimlich

Motion to approve the ARC request/variance for a 20' x 20' storage shed for Michael Ross. The homeowner indicated he has a safety issue on his street and must move things from his garage in order to use it as a “shop”. Other options were presented but the homeowner persisted and asked for a vote on the 20' x 20' storage shed.

Motion: Annice Slade Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez		X	
Terry Canup		X	
Leslie Eaton		X	
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade		X	
Isaac Stoddard	X		
Glenda Stroud		X	

Vote: 1-For 5-Against 1-Abstain

President’s Report

Introduction and bio by prospective Camino South candidates for appointment

There were four qualified applicants for the Camino South Trustee appointment. Each candidate was given the opportunity to speak to the Board for consideration.

The Board voted on each candidate:

TRUSTEE	Linda Coblentz	William Whitaker	Cynthia Heimlich	Lindsey Sonnier
Mary “Lori” Alvarez				X
Terry Canup	X			
Leslie Eaton	X			
Myron Heimlich			X	
Jason Mitchell	Absent			



Annice Slade	X			
Isaac Stoddard	X			
Glenda Stroud	X			

Vote: 5-Coblentz 0-Whitaker 1-Heimlich 1-Sonnier

Ms. Linda Coblentz had the highest number of votes and was appointed as the new Camino South Trustee. Ms Coblentz read the oath of office and was invited to take a seat at the board table. Ms. Coblentz also was informed of the required training for all Trustees.

Isaac Stoddard thanked all of the candidates and wanted to be the first to welcome Ms. Coblentz to the Board.

Motion to accept the revised committee assignments.

Motion: Terry Canup Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 8-For 0-Against 0-Abstain

Treasurer Report – Glenda Stroud

Treasurer Glenda Stroud reviewed the financials and presented the offer sheet for the upcoming CD renewals. She indicated that we are below our \$1 million restricted reserves due to capital expenditures and low rate of return on the CDs. She also indicated that we do not have to make a decision until March 27, 2017. She also explained that we "owe" \$52,807.72 to Operations, and we moved \$40,100 from UBS to Operations. Lastly, Glenda indicated she made an error last month on the checklist: Prosperity Bank should be listed as Bank of America.

Motion to renew the \$50,000 CD when due on 27 March 2017

Motion: Glenda Stroud Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		



Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

General Manager's Report

Janet brought in \$16,648 in collections and there is \$123,056 in assessments over 90 days past due.

Motion to approve the offer from Cypress Creek Mosquito for weekly sprayings from May 6 through October 30.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

The Recreation Center outdoor pool slide is in need of repair. The General Manager provided two quotes: Texas Aquatic Enterprises uses a gel coat and has a turnaround time of 1-2 days, and would cost \$23,236.11. Clearwater Pools and Restoration applies a two-part epoxy and has a turnaround time of 3-5 days. The cost would be \$2,750.

Motion to accept the bid from Clearwater Pools to repair the steps and slide at the outdoor pool.

Motion: Annice Slade Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		



Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

Our electric contract with Direct Energy ends on 30 June 2017. A broker provided Rachel with a quote sheet that will give us a lower electric rate, particularly through the warm season with Entrust Energy. Motion to accept the three year quote from Entrust Energy for the lower rate.

Motion: Leslie Eaton Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

The General Manager is working on a new portal. It is being customized for us by Buildium. She hopes to have it online by 01 May 2017.

Rachel is looking for articles for the Newsletter.

Budget & Finance Committee

Treasurer Glenda Stroud presented a review of the Budget & Finance Committee meeting. We have a deficit of \$71,595. Capital improvement expenditures totaled \$71,919. The Audit packet from Canady & Canady was reviewed.

We have put off the reserve study due to cost. The basic fee after 990 is \$11,000.



Motion to Accept the 2015-2016 audit package.

Motion: Glenda Stroud Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

Motion to accept the IRS Form 990.

Motion: Isaac Stoddard Second: Annice Slade

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich	X		
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

HPD PIP – Leslie Eaton

Did not attend.

ACLC – Terry Canup

The speaker was from CCISD regarding the bond issue. They are asking for ½ Billion. The last bond was 4 years ago. CCISD also is purchasing 4 new busses and will be adding "mobile" structures/classrooms to the elementary school.

There will be a Crime Watch program on March 28 at Clear Lake Methodist Church with HPD's new assistant Chief of Police.



ACLC also is asking each Community Association in ACLC to send Dennis Paul a letter of support for the CLCCA to be able to change our founding documents.

CLCWA – Glenda Stroud

Did not attend.

Bylaws & Policies – Terry Canup

The Committee reviewed recommended changes to Bylaws 3.3, 5.1, 5.3, 6.3, 6.7, 7.10, 9.1, and 9.13.

The Committee also reviewed changes to the following policies:

- Board of Trustees & Meeting Policies: Trustee Duties Responsibilities, #10
- Legal Policies : Legal Counsel #1 and #5.

Motion to approve the Bylaw & Policy changes.

Motion: Terry Canup Second: Annice Slade

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblenz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

Election Committee – Mary Lori Alvarez

No Meeting, No Report

Facilities Committee – Jason Mitchell

No Meeting, No Report

Personnel Committee – Annice Slade

No Meeting, No Report



Revision of Founding Documents – Terry Canup

No Meeting, No Report

Trustee General Comments

Isaac Stoddard – Glad you're here, Linda.

Myron Heimlich – Congratulations.

Terry Canup – Welcome Linda.

Annice Slade – Welcome Linda.

Leslie Eaton – Congratulations and welcome aboard.

Glenda Stroud – Congratulations.

Lori Alvarez – Congratulations Linda, welcome.

Comments from the Audience

Fred Swerdlin addressed the board regarding voting and bylaw/policy enforcement.

The Open Meeting was recessed at 20:45pm in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting was reopened at 21:19pm.

Motion to approve the February Regular Business Closed Meeting Minutes as amended.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez			X
Terry Canup	X		
Linda Coblentz			X
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 5-For 0-Against 3-Abstain

Motion to approve the response to the internal financial controls to the CPA.

Motion: Annice Slade Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez			X



Terry Canup	X		
Linda Coblantz			X
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 5-For 0-Against 3-Abstain

Motion to not set a March 28 2017 meeting.

Motion: Annice Slade Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblantz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

Motion to send items 1 through 4 of the Legal Report to the attorney as discussed in Closed.

Motion: Leslie Eaton Second: Annice Slade

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblantz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain



Motion to send item 5 of the Legal Report to the attorney as discussed in Closed.

Motion: Leslie Eaton Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Myron Heimlich			X
Jason Mitchell	Absent		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

A motion to adjourn was offered by Terry Canup and 2nd by Annice Slade.

The Regular Business Meeting of March 15, 2017 was closed at 8:29pm.


Leslie Eaton, Board Secretary


Date