



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.  
APRIL 19, 2017  
OPEN MEETING MINUTES

The regular open meeting of the Clear Lake City Community Association, Inc. for the month of April, 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
- Treasurer-Glenda Stroud
- Secretary-Leslie Eaton
- Linda Coblentz
- Isaac Stoddard
- Myron Heimlich
- Mary “Lori” Alvarez

Staff Present: General Manager Rachel Morales

**Comments from the Audience**

Fred Swerdlin addressed the board about a concern of selective enforcement.

The Open Meeting was recessed at 19:06pm in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting was reopened at 19:38pm.

Motion to approve the March 15, 2017 Regular Business Closed Meeting Minutes.

Motion: Annice Slade      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			X
Annice Slade	X		



Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 8-For 0-Against 1-Abstain

Motion to re-affirm the previous discussion and votes on prior absences.

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			X
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard			X

Vote: 5-For 0-Against 4-Abstain

Motion to amend the minutes for 12/27/2016 & 12/29/2016 to list Jason as absent.

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			X
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard			X

Vote: 5-For 0-Against 4-Abstain

Motion to send letter to property owner as discussed in Closed session.

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			X
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 7-For 0-Against 2-Abstain

Motion to approve absences for 3/14/2017 & 3/15/2017 as discussed in Closed session.

Motion: Annice Slade 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			X
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 7-For 0-Against 2-Abstain

Motion to request a foreclosure suit on Property 1 as discussed in Closed Session.

Motion: Annice Slade 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	X		
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard			X

Vote: 7-For 0-Against 2-Abstain

Motion to request a foreclosure suit on Property 2 as discussed on Closed Session.

Motion: Annice Slade 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	X		
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard			X

Vote: 7-For 0-Against 2-Abstain

Motion to proceed with the sale and bid on Property 3 with a minimum bid of \$8263 as discussed in Closed session.

Motion: Terry Canup 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	X		
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 8-For 0-Against 1-Abstain

There were two corrections to the March Open Meeting minutes:

Change the word "There" for "They" regarding the motion to approve minutes.

The four qualified applicants were for the Camino South Trustee position.

Adjust Jason Mitchell's vote to Absent in the vote to accept the 2015-2016 audit package.

Correct the year from 2016 to 2017 at the end of the minutes.

Motion to approve the 15 March 2017 Open Meeting minutes as amended.

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	X		
Annice Slade	X		
Glenda Stroud	X		
Isaac Stoddard	X		

Vote: 8-For 0-Against 1-Abstain

### **President's Report**

### **Treasurer Report - Glends Stroud**

Treasurer Glenda Stroud reviewed the financials and gave an overview of the Accounts Payable (A/P) for the new Board members. She also informed the Board that the Audit was complete.

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

Janet brought in \$19,012 in collections and there is \$119,171.70 in assessments over 90 days past due.

Jackie has been working to verify the accounting data has been properly entered into Buildium. The portal should be up by mid-May.

The April Newsletter was sent to the printer. Motion to approve the newsletter printing cost of \$4,190.41.

Motion: Isaac Stoddard

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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 1-Abstain



CLCCA had been paying \$2113 for the 911 landlines at each pool and these fees were increasing at the end of the month to \$4080 annually. Rachel found a 911 cell phone box for \$299 that would eliminate the landlines and have no monthly fees. The City of Houston Pool Inspector confirmed that the 911 cell boxes would pass inspection. The phone lines with AT&T are being cancelled at a savings of \$4080 annually.

Motion to approve the office being closed on Wednesdays from Noon – 5pm from May 3 through August 16,2017.

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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 7-For 0-Against 1-Abstain

Linda Prenatt with Better Homes & Garden Realty offered to facilitate a Yard of the Month award with a \$25 gift card to Home Depot.

Motion to approve the Yard of the Month program.

Motion: Annice Slade Second: Glenda Stroud

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

Vote: 0-For 7-Against 2-Abstain Motion FAILED



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.

**HPD PIP – Leslie Eaton**

Linda Coblentz attended the meeting. There is a new captain at the Clear Lake substation. There are a large number of complaints of people putting out their Heavy Trash early. HPD will be training volunteers to write tickets for Handicapped Parking violations. There will be a required training in order to participate in the program.

**ACLC – Terry Canup**

There was a discussion about dealing with coyotes in the area. They are native to the area and eat rodents. They also will inbreed with domestic dogs.

COH planted trees between the sidewalk and street. They are inventorying them for records and if a homeowner removes a tree there is up to a \$5000 fine /tree unless you have a permit. Residents also need a permit in order to trim the trees. If one of the city's trees breaks the pavement all the city will do is come out and place a cone.

The next Crimewatch meeting will be in August at Clear Lake Methodist Church.

**CLCWA – Glenda Stroud**

No Meeting, No Report due to Good Friday.

**Architectural Review Committee – Myron Heimlich**

A new Aldi will be moving into the space where Hancock Fabrics was located.

A new car wash will be going in near the Walgreens on Space Center Blvd.

**Budget & Finance Committee – Mrs. Stroud**

No Meeting, No Report

**Bylaws & Policies – Terry Canup**

No Meeting, No Report

**Election Committee – Mary Lori Alvarez**

Early voting hours will be from 11am to 7pm, May 1-5, 2017. Earl Ehlers can serve as Election Judge and Kenneth Dearing can serve as Clerk.





Motion to approve the pay of \$12/hour for the judge and \$10/hour for the clerk.

Motion: Lori Alvarez 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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 9-For 0-Against 0-Abstain

#### **Facilities Committee – Jason Mitchell**

Motion to use Greenleaf to install monument sign landscaping using rock vs mulch around the areas.

Motion: Jason Mitchell 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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 9-For 0-Against 0-Abstain

The playground equipment at the various parks is in very poor condition. The Board received a detailed review of the condition of the equipment and the needed repairs.

Motion to approve On-Site Welding to repair and repaint 6 playground structures.

Motion: Jason Mitchell 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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 9-For 0-Against 0-Abstain

Motion to purchase a new Space Ship Columbia spring rider and Rodeo Rocky C spring rider from Miracle Recreation for \$2035.

Motion: Jason Mitchell 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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 9-For 0-Against 0-Abstain

Motion to approve Glacier Pool Supplies and Spas to repair the sand filters for the Meadowgreen pool and the Indoor pool with a cap of \$20,000.

Motion: Terry Canup 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	X		
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 9-For 0-Against 0-Abstain



**Personnel Committee – Annice Slade**

No Meeting, No Report

**Revision of Founding Documents – Terry Canup**

No Meeting, No Report

**Trustee General Comments**

Linda Coblentz – No Comment.

Isaac Stoddard – No Comment.

Myron Heimlich – No Comment.

Terry Canup – No Comment.

Annice Slade – No Comment.

Leslie Eaton – No Comment.

Glenda Stroud – No Comment.

Jason Mitchell – Welcome Linda. Our goal is to improve the community.

Lori Alvarez – No Comment.

**Comments from the Audience**

There were no comments from the audience.

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

The Regular Business Meeting of 19 April 2017 was closed at 9:47pm.

  
Leslie Eaton, Board Secretary

  
Date