



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

July 19, 2017

REGULAR BUSINESS OPEN MEETING MINUTES

The July Regular Business Open Meeting of the Clear Lake City Community Association, Inc. 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 and a quorum was established**

- President-Annice Slade
  - Vice President-Terry Canup
  - Treasurer-Glenda Stroud
  - Secretary-Leslie Eaton
  - Linda Coblentz
  - Matthew Henehan
  - Isaac Stoddard
  - Mary “Lori” Alvarez
  - <Vacant Oakbrook>
- Rachel Morales- General Manager

**Comments from the Audience**

There were no comments from the audience.

There were two corrections to the June minutes: remove the incorrect name of the swim school, and add a comma after “she has” on page 6.

Motion to approve the July 05, 2017 Regular Business Open Meeting Minutes (June Regular Board Meeting) as amended.

Motion: Glenda Stroud      Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		



<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

### **President's Report – Annice Slade**

Since Jason Mitchell has resigned from the board, new committee assignments have been made.

Motion to approve the committee assignments 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		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

### **Treasurer Report – Glenda Stroud**

The yield went up to .74% on the Money Market. We purchased the CD from Comenity Bank for \$100,000, which will mature on 7/12/2020. The yield will be 1.85%, paid monthly, for up to three years. We are looking to ladder more CDs to mature during 2020.

The next CD will be for \$100K and will be due on September 5, 2017.

We transferred another \$75k from the operating account to the Shell account on 06 July 2017. The balance is \$220K.

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

A check was cut to Craftsman for the playground equipment. The check will be held until the work is completed.

Checks were also cut for Cypress Pest Control (\$2,019), and the umbrella policy on our insurance (\$11,542). This was the first payment and we will have 10 payments remaining.



The July newsletter is ready to go to the printer.  
Motion to approve \$3,801 to print the July Newsletter.

Motion: Leslie Eaton      Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For    0-Against    0-Abstain

There was a question on NextDoor about our financials. The IRS has different rules since we are a 501.C4 organization and not 501.C3.

We always request more than 3 bids, and the Facilities Committee will review the quotes and make their recommendation to the Board.

Electric Bill – The rate was .0559 until June of 2017. We are now with Entrust Energy and our rate is .0399, but our energy usage has gone up since we completed all the park lighting repairs, so now we use more electricity.

Someone also asked why we had \$6,000 in bonuses. We don't have the funds to offer benefits – no medical, dental, vision, life insurance, etc. for employees. Bonuses are how we make up for it.

Rocket Park was inspected by the City of Houston and we had no violations. The City of Houston inspected the boilers & gym heater and all passed.

Donna Stone of Clear Lake Church of Christ is organizing Impact Week for the youth. They will complete the project they started last year to finish painting the rest of the outdoor pool fence as well as possibly planting around some of the monument signs. Or, they may be useful in spreading bank sand in the field next to them gym to fill the holes for the Clear Lake Falcons.



Maintenance: Benny is back. Jesse did well while Benny was gone. They will be checking on the benches and picnic tables for needed repairs to take to the Facilities committee.

**HPD PIP – Linda Coblentz**

Jason Curtis spoke at the HPD PIP meeting and discussed the homeless and City of Houston (COH) ordinances for panhandling and encampments. Panhandling is a 1<sup>st</sup> Amendment right & the COH can only regulate when individuals are blocking traffic. They also cannot have cooking equipment at encampments, no tents, and no cardboard boxes.

HPD thinks they have convinced the man with the gas can to “find another line of work”.

Councilmember Dave Martin will be holding a Town Hall on September 14, 2017 at Space Center Houston.

**ACLC – Terry Canup**

No Report – no meeting in July.

**CLCWA – Glenda Stroud**

They are making progress on Exploration Green.

**ARC – Leslie Eaton**

There were 13 items presented and 12 were approved.

**Budget & Finance – Glenda Stroud**

No meeting. No report.

**Bylaws & Policies – Terry Canup**

Motion to approve changes to bylaws 6.1, 6.2, and 6.3.

Motion: Terry Canup      Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan			X
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		



Glenda Stroud	X		
Vote: 7-For 0-Against 1-Abstain			

### **Communications – Annice Slade**

No meeting. No report.

### **Elections – Lori Alvarez**

No meeting. No report.

### **Facilities –**

We need to consider conducting a Reserve Study. It has been years since we have had a study. We had bids from companies in Section 7 of the May packet. K&G -- \$4,750; Capital Reserve Analyst -- \$10,000+; Criterium -- \$5,500.

### **Motion to Conduct a Reserve Study.**

Motion: Glenda Stroud Second: Leslie Eaton

Terry Canup made a motion to table the reserve study until a later date.

The additional research and surveys for the sand volleyball courts and/or new gymnasium have been put on hold.

We need to repair a pothole in the lot by the Little League fields. The cost will be between \$2,000 - \$4,500. The parking lots also need to be sealed in order to protect them but this expense will be put on hold.

Motion to approve up to \$4,500 to pay for repairing the pothole in the NLL parking lot.

Motion: Lori Alvarez Second: Terry Canup

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain



Three quotes were received for pressure washing. The facilities have not been cleaned in years. A commercial company will charge between \$8,000 - \$11,000. Terry Canup noted that the splash pad and locker rooms also need cleaned.

Motion to use Pure Pressure to powerwash the facilities at the cost of \$4,850.

Motion: Terry Canup      Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For    0-Against    0-Abstain

Action Towing has approached us with an offer to tow vehicles ONLY upon our approval and at no cost to the CLCCA.

Motion to use Action Towing to remove vehicles only upon our request.

Motion: Lori Alvarez      Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For    0-Against    0-Abstain



There is graffiti on the Camino South slide. We need to decide if we want to repaint the slide or purchase a new slide. Lori Alvarez will get quotes to clean & repaint the slide or replace it. Linda Coblentz stated that she felt very strongly that the slide needs to be replaced.

**Personnel – Annice Slade**

No Meeting, No Report.

**Revision of Founding Documents – Terry Canup**

No Meeting, No Report.

**Trustee General Comments**

Linda Coblentz – Remembering how many happy times were had in the Camino South park.

Isaac Stoddard – Listened at the CLCWA for appropriate items.

Matthew Henehan – No Comments.

Terry Canup – I’m disappointed that we lost a Board Member due to bullying and cyberbullying.

Glenda Stroud – No Comments.

Leslie Eaton – No Comments.

Lori Alvarez – I’m sad that Jason has left.

Annice Slade – No Comments.

**Comments from the Audience**

Cammy Sealy stated that she was sad to see Jason Mitchell leave the board. She also stated that she was upset that her personal information was ”blown out” in an open meeting.

The Open Meeting was recessed at 20:39pm in order to go to the Closed Meeting.

After the Closed Meeting, the Open Meeting was recommenced at 21:23pm.

Motion to approve the June 2017 Closed meeting minutes as amended.

Motion: Leslie Eaton      Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		



Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

Motion to move forward on the Seahorse property as discussed in the Closed session.

Motion: Terry Canup Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
<vacant Oakbrook>			
Annice Slade	X		
Isaac Stoddard	X		
Glenda Stroud	X		

Vote: 8-For 0-Against 0-Abstain

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

The Regular Business Meeting of 19 July 2017 was closed at 9:25pm.

  
Leslie Eaton, Board Secretary

*16 August 2017*  
Date