



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

February 21, 2018

REGULAR BUSINESS OPEN MEETING MINUTES

The February Regular Business Open Meeting of the Clear Lake City Community Association, Inc. was called to order by Vice-President Terry Canup at 19:30 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 Terry Canup
- Vice-President Lori Alvarez
- Secretary-Leslie Eaton
- Treasurer – Glenda Stroud
- Matthew Henahan
- Linda Coblentz
- Isaac Stoddard
- Kevin Wood

Rachel Morales- General Manager

Comments from the Audience

There were no comment requests from the audience.

Motion to approve the January 17, 2018 Regular Business Open Meeting Minutes as written.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henahan	X		
Meadowgreen <vacant>			
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 8-For 0-Against 0-Abstain

The Open Meeting was recessed at 19:32pm in order to go to the Closed Meeting.



After the Closed Meeting, the Open Meeting recommenced at 20:02pm.

The General Manager presented Nef Trejo, the prospective candidate for the Meadowgreen Trustee position.

Motion to appoint Nef Trejo as Meadowgreen Trustee.

Motion: Terry Canup Second: Isaac Stoddard

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

Vote: 4-For 3-Against 1-Abstain

Motion to seat Nef Trejo for the remainder of the term in Mcadowgreenn.

Motion: Linda Coblentz Second: Kevin Wood

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

Vote: 6-For 1-Against 1-Abstain

The motion to seat Nef Trejo passed and he read the oath of office.

Motion to approve Nef Trejo to fill the vacant committee seats.

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		
Nef Trejo	X		
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 9-For 0-Against 0-Abstain

Motion passes. Nef will fill the vacant seats on the committee roster.

Treasurer Report – Glenda Stroud

Hurricane Update: We have \$276,798.27 remaining of the insurance payouts from Hurricane Harvey. A transfer of \$14,532.75 was made to the Bank of America account.

The UBS Reserves is \$1,080,247.18 The next CD is due on 6/25/2018 for \$100,000.

There is \$46,401.05 remaining in the Shell Credit Union account.

The BOA Checking account balance is \$147,596.86 as of January 31, 2018 The BOA Merchant Account is stagnant.

The audit is scheduled. The Accounts Receivables is \$385,336.74

General Manager's Report

The Pavilion and C/D rooms are nearly complete.

Janet has collected \$18,514.61 this past month.

The General Manager hired Robyn Evans as our Programs & Events Manager. She will run our camps, events and programs.

The Newsletter is nearly complete. The GM received the final invoice for \$4,132.

Motion to approve \$4,132 to print and mail the newsletter.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		



Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Nef Trejo	X		
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 9-For 0-Against 0-Abstain

It is time to renew the contract for mosquito spraying. The GM negotiated a contract with Cypress Creek Pest Control for the same price as last year.

Motion to approve the Cypress Creek Pest Control mosquito spraying for \$501 per application from May 1-October 30, 2018.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Nef Trejo	X		
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 9-For 0-Against 0-Abstain

The GM also negotiated a contract with Silversands for the trash removal in the parks.

Motion to approve trash removal in the parks of 36 visits for \$4,500.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Nef Trejo	X		
Isaac Stoddard	X		
Glenda Stroud	X		



Kevin Wood	X		
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Vote: 9-For 0-Against 0-Abstain

The General Manager discussed a park dedication program where residents could dedicate a bench or table in the parks. This idea will be presented to the Facilities Committee within the next few months.

HPD PIP – Linda Coblentz

Crime is down in the entire Clear Lake area for 2017.

The officers noted that distracted driving laws are unenforceable – the officer must see you texting. Jugging was discussed where thieves follow people from gun ranges, ATM's, etc.

Guest speaker was with the Justice of the Peace who discussed new laws regarding straight party voting.

ACLC – Terry Canup

The meeting was canceled.

CLCWA – Isaac Stoddard

The buildup of silt in the sewers was discussed.

ARC – Leslie Eaton

The ARC met on February 13 and there were three residential applications approved. The applications were for a fence, the second for a carport and roof replacement, and the third was for windows replacement. All three were approved as submitted.

There were three commercial applications submitted. A storage facility and fence signage for 915 Oakgrove Dr. was approved as submitted. A monument sign for 16951 Feather Craft was approved as submitted. The Aldi store at 16701 El Camino Real submitted a request for a promotional sign that requires a board variance due to the size and length of display time. The sign is a standard promotional sign that Aldi uses and will be located at Ramada & Buccaneer.

Motion to approve the promotional sign for the Aldi store that will remain up until mid-August, 2018.

Motion: Leslie Eaton Second: Terry Canup

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



Nef Trejo	X		
Isaac Stoddard	X		
Glenda Stroud		X	
Kevin Wood	X		

Vote: 7-For 2-Against 0-Abstain

Budget & Finance – Glenda Stroud

No Meeting. No Report.

Bylaws & Policies – Terry Canup

No meeting. No report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Lori Alvarez

No meeting. No report.

Facilities – Kevin Wood

No Meeting, No Report.

Personnel – Terry Canup

No Meeting, No Report.

Revision of Founding Documents – Terry Canup

No Meeting, No Report.

Motion to move 4 properties to legal if there is no response to a final deed restriction letter.

Motion: Terry Canup Second: Leslie Eaton

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henahan	X		
Nef Trejo			X
Isaac Stoddard	X		
Glenda Stroud	X		



Kevin Wood	X		
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Vote: 8-For 0-Against 1-Abstain

Motion to move 4 properties to legal if there is no response to a final 10-day demand letter.

Motion: Terry Canup Second: Isaac Stoddard

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Nef Trejo			X
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 8-For 0-Against 1-Abstain

Motion to approve the Closed meeting minutes as submitted.

Motion: Terry Canup Second: Glenda Stroud

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Leslie Eaton	X		
Matthew Henehan	X		
Nef Trejo			X
Isaac Stoddard	X		
Glenda Stroud	X		
Kevin Wood	X		

Vote: 8-For 0-Against 1-Abstain

Trustee General Comments

Linda Coblentz – No Comments.

Isaac Stoddard – No Comments.

Matthew Henehan – No Comments.

Terry Canup – Welcome Nef to the Board.

Leslie Eaton – Welcome.

Glenda Stroud – Welcome Nef. I also appreciate the 7:30pm start time.

Kevin Wood – Welcome.



Lori Alvarez – Welcome Nef.

Comments from the Audience

There were no comments from the audience.

A resident spoke to the board and said there was a dangerous situation in Camino South with a home she believes is subletting rooms making it difficult to park with the number of cars, etc. Several complaints have been made to the constables so they are aware of the situation.

A motion to adjourn was offered by Terry Canup.

The Regular Business Meeting of 21 February 2018 was closed at 20:51pm.


Leslie Eaton, Board Secretary


Date