



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

March 21, 2018

REGULAR BUSINESS OPEN MEETING MINUTES

The March 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
 - Linda Coblentz
 - Nef Trejo
 - Matthew Henehan
 - Kevin Wood - Absent
 - Isaac Stoddard - Absent
- Rachel Morales- General Manager

Comments from the Audience

There were no comment requests from the audience.

Motion to approve the February 21, 2018 Regular Business 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		
Matthew Henehan	X		
Nef Trejo	X		
Isaac Stoddard	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain



President's Report – Terry Canup

President Terry Canup revised the committee assignments, replacing Isaac Stoddard with Nef Trejo on the Clear Lake City Water Authority meetings.

Motion to replace Isaac Stoddard with Nef Trejo on the Clear Lake City Water Authority meetings.

Motion: Terry Canup Second: Lori Alvarez

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Treasurer Report – Glenda Stroud

We have a balance of \$109,300.89 in the Bank of America account for the insurance proceeds. On February 28 we transferred \$6611.84.

The UBS Reserves is \$1,080,453.82. The Treasurer added the Tracking the Value of Your Account graphics to the Treasurer's Report. The next CD is due on 6/25/2018 for \$100,000.

There were no transfers this month and there is \$46,422.34 remaining in the Shell Credit Union account. We had a \$5000 deposit from the insurance payment for the pool boiler.

General Manager's Report

The Pavillion and C/D rooms are nearly complete. Janet has collected \$16,486.05 this past month from past due assessments and other fees.



The annual Easter Egg Hunt is scheduled for March 24th. Robyn, the new Recreation Director, secured several vendors and the event will include a petting zoo, an obstacle course, and an activity table for the children.

Robyn also is working on the advertising for the summer camp. CCISD has started their flyer distribution again and will be advertising to a few schools outside our area again. We hope to increase our attendance numbers this year.

The Clear Lake Stars have requested to rent the Kreuger Park pool again this year, however the pool motor is in need of replacement. Quotes are currently being requested for presentation to the Facilities Committee.

It is time to start working on the April Newsletter. Please email the General Manager with items no later than March 28th.

Buildium has been much more time consuming than we were told it would be. We are asking for a reduced rate because of the additional time to input data into the system.

There are several plumbing issues at the Rutledge Park pool after the last freeze. Mike's Plumbing repaired numerous items that were damaged. They also discovered an issue when the toilets were flushed. Their camera would not go down the pipe. Roto Rooter came out with their jet machine and they were able to clear the pipe to 230-140 feet. Additional clean outs need to be installed to clear the issue. Quotes will be obtained and presented to the facilities committee.

HPD PIP – Linda Coblentz

The crime rate is down in the Clear Lake area.

There will be a Town Hall meeting April 12 at the Clear Lake Methodist Church. They will have helicopters.

There will be a BOPA pickup on Saturday. This is for Batteries, Oil, Paint, and Antifreeze.

HPD is encouraging people to call them if you see something. The "squeaky wheel" gets more patrols in their area.



ACLIC – Terry Canup

The Association of Clear Lake Communities (ACLIC) will be hosting a Clear Lake Crime Watch Town Hall at 7:00pm on April 12th in the Wesley Center at Clear Lake United Methodist Church. Speakers include Houston Police Chief Acevedo, Executive Assistant Chief Finner, HPD Clear Lake substation Captain Jerome Stevens, and Pct. 8 Constable Phil Sandlin.

CLCWA – Isaac Stoddard

No Report

ARC – Leslie Eaton

The ARC met on March 13 and there were seven residential applications approved. The applications were for two door replacements, three roof replacements, two fence replacements, and one lamp post. All seven applications were approved as submitted. One additional application for a fence and a lamp Post was brought to the Board for a variance. The homeowner was asking for a white picket fence and a lamp post in the front yard of their home. The Board asked the homeowner to supply a rendering of what they wanted the fence to look like on the front of the home since they were unable to determine what the homeowner wanted from the information supplied.

There were four Commercial applications submitted. There was one building-mounted sign, one building addition, one monument sign, and one roof replacement. All of the applications met the Commercial requirements and were approved as submitted.

Budget & Finance – Glenda Stroud

No Meeting. No Report.

Bylaws & Policies – Terry Canup

The Bylaws & Policies committee met and reviewed the Certificate of Formation. Glenda Stroud was updated as the Registered Agent in Article III, the board member list was updated in Article V, and Article VI was updated by stating, *“This corporation shall not engage in and use corporation funds or property for activities devoted to influence legislation not directly pertaining to the continuing charitable, civic, educational, and recreational purposes of the corporation.”*

Motion to update the Certificate of Formation for the CLCCA.

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

The Recreation Bylaws were also updated removing the references to wood floors and the rates were modified.

Motion to update the Recreation Committee Bylaws.

Motion: Terry Canup Second: Leslie Eaton

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Communications – Linda Coblentz

No meeting. No report.

Elections – Lori Alvarez

The Elections Committee met on March 19th. Early voting will be the entire week before the election from 11 a.m. until 7 p.m. The Election Committee will monitor the early voting and possibly reduce the early voting hours for the 2019 election. The pay will be \$12/hour for the judge and \$10/hour for the clerk. The committee will ask the Board for approval at the April 18th Board meeting.

Facilities – Kevin Wood

The report was presented by Rachel Morales. Estimates for the repair work for the ladies outdoor locker room, roof repair and pipe leak. Motion to use Morales Painting, SRS for the roofing, and Suncoast for the plumbing repairs.



Motion: Glenda Stroud Second: Terry Canup

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Quotes to repair the indoor pool pump were reviewed.

Motion to accept the bid from Glacier Pools to repair the indoor pool pump.

Motion: Glenda Stroud Second: Lori Alvarez

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Quotes to repair the Meadowgreen pool pump were reviewed.

Motion to accept the bid from Glacier Pools to replace the Meadowgreen pool pump and seals with a 7.5HP pump.

Motion: Glenda Stroud Second: Matthew Henahan

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Bids to restripe the recreation center office and pool parking lot were reviewed.

Motion to accept the bid from Asphalt Maintenance to restripe the parking lot.

Motion: Glenda Stroud Second: Matthew Henehan

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Personnel – Terry Canup

No Meeting, No Report.

Revision of Founding Documents – Terry Canup

No Meeting, No Report.

Trustee General Comments

Linda Coblentz – No Comments.

Matthew Henehan – No Comments.

Leslie Eaton – No Comments.

Glenda Stroud – We may be able to use some of the insurance money to reseal the parking lot and for some of the repairs.

Lori Alvarez – No Comments.

Terry Canup – No Comments.

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

After the Closed Meeting, the Open Meeting was recommenced at 21:07pm.



Motion to write off and not pursue the personal judgment as discussed in the Closed Session.

Motion: Leslie Eaton Second: Linda Coblentz

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Motion to move three properties to Legal as discussed in the Closed Session.

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 0-Abstain

Motion to approve the Closed meeting minutes as submitted.

Motion: Terry Canup Second: Matthew Henehan

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	<Absent>		
Glenda Stroud	X		



Kevin Wood	<Absent>		
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Vote: 6-For 0-Against 1-Abstain

Motion to approve Kevin Wood's absence from the March 21, 2017 board meeting.

Motion: Terry Canup Second: Matthew Henehan

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	<Absent>		
Glenda Stroud	X		
Kevin Wood	<Absent>		

Vote: 7-For 0-Against 1-Abstain

Comments from the Audience

There were no comments from the audience.

A motion to adjourn was offered by Leslie Eaton

The Regular Business Meeting of 21 March 2018 was closed at 21:09.


Leslie Eaton, Board Secretary


Date

