



CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.

July 18, 2018

REGULAR BUSINESS OPEN MEETING MINUTES

The June 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 – Absent
- Matthew Henehan
- Linda Coblentz
- Buffy Downing - Absent
- Nef Trejo
- <Vacant>

Rachel Morales- General Manager

Comments from the Audience

There were no comment requests from the audience.

Motion to approve the June 20, 2018 Regular Business Open Meeting Minutes as written.

Motion: Terry Canup Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary “Lori” Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	<Absent>		
Leslie Eaton	X		
Matthew Henehan	X		
<Vacant>			
Glenda Stroud	<Absent>		
Nef Trejo	X		

Vote: 6-For 0-Against 0-Abstain



The motion to approve the meeting minutes was approved.

President's Report – Terry Canup

President Terry Canup introduced Michael Jennings, a prospective Board candidate from Oakbrook West. Mr. Jennings is a former CLCCA Board member from 2015-2016 and he introduced himself to the Board.

Motion to approve Mr. Michael Jennings for the Oakbrook West position, term ending June 2019.

Motion: Leslie Eaton Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblenz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henchan	X		
<Vacant>			
Glenda Stroud	<Absent>		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain

Mr. Jennings appointment was approved, he read the oath of office and was seated at the board table. Mr. Jennings will assume the committee assignments that Kevin Wood had.

Treasurer Report

Treasurer Glenda Stroud was absent and General Manager Rachel Morales gave the Treasurer's Report. The CLCCA transferred \$150,000 to the Shell account to carry us over for the winter months.

SRS Roofing completed repairing the leaks over the outdoor ladies locker room.

We had 3 payrolls for the month of June, and three US Treasury payments.

The UBS account has \$1,033,145.93.

General Manager's Report

June collections from past due assessments and transfer fees was \$11,186.54.



We received a check from Texas Mutual for \$5004.03. This was a dividend check for loyalty and tenure with them as well as safety and claims performance.

Camp enrollments are up with a 9.5% increase over last year. We also have sold \$4,535 in summer pool passes so far this year. Room rentals are up!

Donations: Monument Beautification: \$39.52

Park Beautification: \$60.82

General Donations: \$501.81

The door closers for the indoor pool have been repaired, and the City of Houston inspector was notified.

The area at the bottom of the slide is chipping. Rachel can have it repaired for under \$600.

With the volume of assessments coming in, Rachel has asked the Board to approve a 1/2 day office closure on Monday, July 2, and a full day closure on Tuesday, July 3. The staff will return to the 1/2 day closures through the end of August. An email blast will be sent to the residents to inform them of the closure.

The audit is on-going and the delinquent accounts are being researched. The goal is to have this completed in early August. Rachel will also be looking at the last 3 years of legal reports to make sure no write-offs were missed in Buildium or Jenark.

The newsletter was sent to the printer on June 25th.

The welder began removing all the unsafe picnic tables and park benches. Rutledge Park, Rocket Park, and Royal Park have been completed and he will begin removing them from the Drill Site and Krueger Park in the next couple of weeks.

HPD PIP – Linda Coblentz

Linda Coblentz attended the HPD PIP meeting and reported that the crime rate has is down 10.78% from last year and violent crime is down 29.7%. HPD will be doing their backpack giveaway again this year. Any child who comes with a parent to the event will receive a free backpack with basic needs.



ACLC – Terry Canup

No meeting in July.

CLCWA – Nef Trejo

The CLCWA is scheduled on the 2nd Thursday of each month.

ARC – Leslie Eaton

The ARC met on July 10 and there were nine residential applications submitted. The applications were for a patio, painting the home, an inground pool, solar panels, fence replacement, a tool shed, garage door replacement, a car port, and a patio cover. Several were re-submissions from last month that included the missing required information.

There were two Commercial applications submitted. One was for painting and the other for a new sign. Both applications were approved as submitted.

Budget & Finance – Glenda Stroud

No Meeting. No Report.

Bylaws & Policies – Terry Canup

The Bylaws & Policies committee met on 19 June 2018. A change was made to Article IX: General Provisions in the Transfer Fee section. A Transfer Fee will also be charged whenever a new deed is created. The date on the final page also was updated.

Budget & Finance – Glenda Stroud

No Meeting. No Report.

Communications – Linda Coblentz

No meeting. No report.

Elections – Buffy Downing

No meeting. No report.

Facilities – Nef Trejo

No Meeting, No Report.

Personnel – Terry Canup

No Meeting, No Report.



Revision of Founding Documents – Terry Canup

No Meeting, No Report.

Trustee General Comments

Michael Jennings – It's good to be back.

Linda Coblentz – Welcome Mike.

Buffy Downing – No Comment.

Matthew Henehan – Welcome Mike.

Nef Trejo – Welcome Mike.

Terry Canup – Welcome back.

Leslie Eaton – Thank you Mike for volunteering. It's good to have you back.

Lori Alvarez – Welcome back.

The Open Meeting was recessed at 20:05pm in order to go to the Closed Meeting.

After the Closed Meeting, The Open Meeting was recommenced at 20:27pm.

A motion to adjourn was offered by Terry Canup.

Motion to move the Penn Hills property to Legal as discussed in the Closed Session.

Motion: Leslie Eaton

Second: Michael Jennings

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	X		
Michael Jennings	X		
Glenda Stroud	<Absent>		
Nef Trejo	X		

Vote: 8-For 0-Against 0-Abstain

Motion to follow through with the next step on deed violations for the Meadowgreen Home.

Motion: Leslie Eaton

Second: Matthew Henehan

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



Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	X		
Michael Jennings	X		
Glenda Stroud	<Absent>		
Nef Trejo	X		

Vote: 7-For 0-Against 0-Abstain

Motion to approve the June Closed Meeting Minutes as discussed in the Closed Session.

Motion: Leslie Eaton Second: Lori Alvarez

TRUSTEE	FOR	AGAINST	ABSTAIN
Mary "Lori" Alvarez	X		
Terry Canup	X		
Linda Coblentz	X		
Buffy Downing	X		
Leslie Eaton	X		
Matthew Henehan	X		
Michael Jennings		X	
Glenda Stroud	<Absent>		
Nef Trejo	X		

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 Matthew Henehan.

The Regular Business Meeting of 18 July 2018 was closed at 20:26.


Leslie Eaton, Board Secretary


Date