



**SPECIAL COMMITTEE  
REVISION OF FOUNDING DOCUMENTS  
COMMITTEE MEETING MINUTES  
July 31, 2017**

The Clear Lake City Community Association, Inc. Board of Trustees Revision of Founding Documents met at 7:30pm on July 31, 2017.

The meeting was called to order at 7:30pm and a quorum was established.

Committee Members present: Chairman Terry Canup  
Glenda Stroud  
Linda Coblenz

Additional Board Members/Staff present: Rachel Morales, GM  
Michael Jennings

Chairman Terry Canup once again made it very clear that CLCCA is not trying to raise the mill assessment. He explained this is an attempt to give lot owners the right to vote on an additional service charge. He also explained it would be impossible to pass anything with the current method of voting in place.

The committee discussed the following to present to legislature in order to refine the founding documents to bring them up to date.

***Original document wording (note: this paragraph was not affected by the 1968 clarification) for paragraph found in original document beginning on Page 3 of document, Vol 7295, Page 386.***

“Such annual charge may be adjusted from year to year by Clear Lake City Community Association, Inc., its successors or assigns, as the needs of the property may, in its judgement, require, but in no event shall such charge be raised above eight (8) mills per square foot of area, unless raised by the then owners of a majority of the square foot of area of the lots or property in all of said sections paying such charge. Upon inclusion of any or all of said sections in one or more municipal corporations (whether by incorporation or annexation) which furnish any of the services contemplated to be provided by such service charge such service charge then in effect with respect to lots or tracts so annexed or incorporated will be adjusted to eliminate therefrom the cost of the services furnished by such municipality or municipalities.

**Amended to read: (italics and bold added to distinguish additional language) (Revised 7/31/18)**

“Such annual charge may be adjusted from year to year by Clear Lake City Community Association, Inc., its successors or assigns, as the needs of the property may, in its judgement, require, but in no event shall such charge be raised above eight (8) mills per square foot of area, unless raised by the then owners of a majority of the square foot of area of the lots or property in all of said sections paying such charge. *Among other issues that specifically pertain to residential property owners, an additional community service charge may be established for the owners of detached single family residences upon their approval by a vote of the majority of the detached single family residence lot owners who vote. An owner for a detached single family property will receive one vote per lot. The vote of multiple owners of a lot shall be reflected by the signature or vote of one of the owners.* Upon inclusion of any or all of said sections in one or more municipal corporations (whether by incorporation or annexation) which furnish any of the services contemplated to be provided by such service charge such service charge then in effect with respect to lots or tracts so annexed or incorporated will be adjusted to eliminate therefrom the cost of the services furnished by such municipality or municipalities.

The committee will present this to the board at the August 15<sup>th</sup> board meeting.

Kathy Dooley was present in the audience and stated Representative Dennis Paul may have his team already working on the verbiage.

The creation of a poll was not discussed at this time.

The meeting was adjourned at 8:37pm.

Terry Canup

Revision of Founding Documents Committee Chairman