

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 15, 2023

CALL TO ORDER: Alton Smith, President, called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 9:04 AM.

PRESENT: Alton Smith, Bob Eubank, David Smith, Garry King, Sharon Mills, and Janice Billeck

ABSENT: Joe Rangel with notice. Neal Barclay without notice

VISITORS: Marjory Pulvino

COMMUNITY COMMUNICATIONS: It was brought up that the Wake Zone buoys are misplaced or missing. Alton Smith said to notify TRA. The Board does not place the buoys in the water, TRA does, but The Association may have to purchase another buoy to replace the missing one if not found. Marjory Pulvino said that the hospital is scheduled to have its inspection 8/21/2023. And will open as soon as possible. Marjory also, reported that the Hospital District has a Community Health Resource Center. The Center's purpose is to help the community with free health education programs, borrow lightly used equipment (i.e., wheelchairs, walkers, shower chairs etc.) and return them when no longer needed and providing information on how to purchase low-cost prescriptions.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for June 17, 2023, as presented. Sharon Mills seconded the motion. The motion passed unanimously.

Open Meetings and procedures for Open Meetings were discussed.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for June 2023.

ROAD COMMITTEE: David Smith reported CCC has started the repairs to the roads. CCC has a new supervisor and he has concerns about the repairs. David met with him and reviewed the project with him.

PARKS AND CLUBHOUSE: No report.

ACC REPORT: Janice Billeck presented the ACC report from Judy Carlson, ACC Chairperson, for July and has been reviewed and discussed. Joe Rangel sent a report and was presented and discussed. The Board discussed creating a Deed Violations Committee and has tabled further discussion until the next meeting when Joe and Neal are present.

Any complaints between neighbors are not between The Board or ACC.

Regarding Deed Violations, one of our problems with new owners not being aware of Deed Restriction enforcement is due to the lack of communication between Title Companies and/or realtors not forwarding information. Also, the owner's selling without notification and buyer's not asking for information. Janice Billeck mentioned that she sends a Welcome Letter to any new people that she gets information on. The letter mentions Deed Restrictions, Face Book page and the website.

Procedurally, a denial from the ACC should happen before asking for an appeal. In our recent event it was understood that a denial was evident.

OLD BUSINESS: Deed Restriction Revisions have been reviewed. Bob Eubank made a motion that the selected items be sent to the Attorney for review. David Smith seconded the motion. The motion passed unanimously.

The newsletter needs to be ready for a rough draft and approval for the next meeting. Paragraphs need to be submitted at least a week before the next meeting.

NEW BUSINESS: Electronic voting has been tested. Janice Billeck will talk with Brandon Chambers to discuss the testing results. The Nominating Committee is working on a couple of candidates for the empty position.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be August 19, 2023, at 9:00 a.m. at the Clubhouse.

ADJOURNMENT: David Smith made a motion to adjourn the meeting. Bob Eubank seconded the motion. The motion passed unanimously. The meeting was adjourned at 11:10 AM.

Respectfully submitted,

Janice Billeck/Secretary-Treasurer

Accepted as presented Accepted as corrected



Alton Smith/President