

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**June 17, 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 9:02 AM.

**PRESENT:** Alton Smith, Bob Eubank, David Smith, Garry King, Sharon Mills, Neal Barclay, Joe Rangel and Janice Billeck

**ABSENT:**

**VISITORS:** Greg FitzGerrell and Tom Norris

**COMMUNITY COMMUNICATIONS:** Greg FitzGerrell requested to speak to The Board about a drainage problem on his property. The ACC Committee approved the installation of a generator. Mr. FitzGerrell wanted to continue the fill dirt down his property to help alleviate the drainage problem at the end of his property by his bulkhead. The ACC Committee felt that it would be best to get The Board's approval since it could possibly influence the natural drainage of the property. Mr. FitzGerrell presented his plan, pictures of the lack of drainage during heavy rain and solutions to the problem. It was determined that he would not put fill dirt over the neighboring property line or interfere with the neighboring property and sod the area where he puts the dirt. Neal Barclay made a motion to accept Greg FitzGerrell's plan to put fill dirt and sod on his side of the property line to help with the drainage problem. Bob Eubank seconded the motion. Joe Rangel abstained from voting as he felt there was more to discuss. The motion passed.

Mr. Chapman, General Manager of Whispering Pines Golf Club, asked Sharon Mills to tell The Board that there was a recent break in at Camp Olympia by two young residents from The Landing and that they are open to suggestions for prevention.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Bob Eubank made a motion to accept the minutes for May 13, 2023, as presented. Neal Barclay seconded the motion. The motion passed unanimously.

The minutes of the Special Meeting dated June 5, 2023 were discussed. Joe Rangel felt that the minutes should reflect that there was no evidence of harassment. Bob Eubank made a motion that the minutes be accepted as written. Neal Barclay seconded the motion. Sharon Mills and Joe Rangel abstained. Motion passed.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for May 2023. Janice Billeck reported that she has received a payment plan, signed and notarized, and the first month's payment.

**ROAD COMMITTEE:** David Smith reported that Waters Construction No Bid the road repair job. CCC revised their bid to include the culvert repair on Live Oak and N Walnut. David Smith made a motion to accept CCC Blacktopping bid of \$39,395.00. Bob Eubank seconded the motion. The motion passed unanimously.

**PARKS AND CLUBHOUSE:** Neal Barclay reported that there are no new reservations scheduled. Neal has received bids to put new locks on the doors and barn. The cost is \$800.00. New deadbolts with security keys and doorknobs without keys, 12 sets of keys. Neal Barclay made a motion to accept the new security deadbolts, no key doorknobs and 12 sets of keys. Bob Eubank seconded the motion. The motion passed unanimously. The community tractor was discussed again. Neal has received no response from dealers or other interested parties in buying the tractor. Neal will take pictures and will try to put it on Marketplace and on our Facebook page.

**ACC REPORT:** The ACC report from Judy Carlson, ACC Chairperson, for June has been reviewed and discussed. Joe Rangel will contact the ACC about a garage request listed that has not been started to get more information.

**OLD BUSINESS:** Deed Restriction Revisions have been tabled.

**NEW BUSINESS:** One person has come forward and is interested in a position. The Community Newsletter will go out mid-August, Board members need to get their information ready for review by end of July. Janice Billeck is working on getting the email voting ready for the October Annual meeting.


**ANNOUNCEMENT OF NEXT MEETING:** The next meeting will be July 15, 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 10:30 AM.

Respectfully submitted,

Janice Billeck/Secretary-Treasurer

Accepted as presented  Accepted as corrected

  
\_\_\_\_\_  
Alton Smith/President

**ACTION ITEMS:**

**RESPONSIBLE**

**TARGET DATE**

Tractor	Neal Barclay	7/15/2023
Trailer Parking Policy	Neal Barclay	7/15/2023
Read policies and deed restrictions	EVERYONE	7/15/2023
Security locks and alarms	Neal Barclay	7/15/2023