

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 20, 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 9:00 AM.

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

**ABSENT:** Neal Barclay and Joe Rangel with notice.

**VISITORS:** John Wentworth and Kim Smith

**COMMUNITY COMMUNICATIONS:** John Wentworth asked to be put on the agenda to discuss the demolition of the house on his property that he purchased earlier this year. He reported that he has received letters and phone calls from the ACC that he is in violation and that The Board is angry that the progress of the demolition is too slow. He feels that that he is being harassed. Alton Smith confirmed that there is a history with the previous owner, but The Board was unaware of any threatening correspondence. No Board Members have complained about the status of his property.

Alton Smith made a motion to recess for 5 minutes at 9:25 AM. Bob Eubank seconded the motion. Motion carried unanimously.

Alton Smith called the meeting to order at 9:30 AM

Alton Smith recognized Garry King our newest appointed Board member to The Board.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Bob Eubank made a motion to accept the minutes for April 15, 2023, as presented. Sharon Mills seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for April 2023. The Budget was submitted for review. Bob Eubank made a motion to accept the proposed 2023 Budget. David Smith seconded the motion. The motion passed unanimously.

**WATER BOARD:** Sharon Mills reported the Water Board did have a meeting. The late mailing of the water bills last month was the fault of USPS. A letter was sent to Glendale Water, no response as of this date. Alton Smith asked if there was a need to have a Water Board report. Alton Smith made a motion to remove the Water Board category from the agenda. Sharon Mills seconded the motion. The motion passed unanimously. Any future need to report on Glendale Water will be brought up in New Business.

**ROAD COMMITTEE:** David Smith reported that CCC has marked the repairs. Waters Construction came out to quote the repairs. There is a culvert issue on Live Oak. This repair should help with the

flooding issue in Section 4. Bob Eubank brought up that some of the flow of water is hindered by clogged culverts in the ROW. These areas need to be marked for review. Tree down on Oak has been removed from the road. The tree will be completely removed as soon as the tree service can get his tractor back over. .

**PARKS AND CLUBHOUSE:** Two new reservations have been scheduled. One this month and another in July. Alton Smith will send a new Security Protocols and Key Management form for review. Bob Eubank made a motion that we sell the tractor pending Neal Barclay's recommendation presentation. Sharon Mills seconded the motion. The motion passed unanimously. Rock has been spread at the drip line behind the clubhouse has been spread. The Trailer Storage form approval has been tabled.

**ACC REPORT:** The ACC report from Judy Carlson, ACC Chairperson, for May has been reviewed. Janice Billeck made a motion to have Joe Rangel contact Judy Carlson and the committee to refrain from any further contact with John Wentworth until a meeting can be held with Judy. Bob Eubank seconded the motion. The motion passed unanimously.

**OLD BUSINESS:** Deed Restriction Revisions have been tabled. It was reported that several properties, that are delinquent in maintenance fee, have been transferred back to the original developer. At this time there is nothing that The Board can do until the County and School Board move forward.

**NEW BUSINESS:** n/a

**ANNOUNCEMENT OF NEXT MEETING:** The next meeting will be June 17, 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 \_\_\_\_\_

  
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Alton Smith/President

**ACTION ITEMS:**

**RESPONSIBLE**

**TARGET DATE**

Tractor	Neal Barclay	5/20/2023
Additional bids Road repair	David Smith	5/20/2023
Trailer Parking Policy	Janice Billeck	5/20/2023
Read policies and deed restrictions	EVERYONE	5/20/2023
Security locks and alarms	Neal Barclay	5/20/2023