

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.

GENERAL MEETING

October 19, 2024

CALL TO ORDER: Alton Smith, President, called the general meeting of The Landing on Lake Livingston Community Association, Inc. to order at 1:00 PM.

PRESENT: Neal Barclay, Bob Eubank, Melinda FitzGerrell, Garry King, Joe Rangel, John Slanina, Alton Smith, David Smith

ABSENT WITH NOTICE: Janice Billeck

INTRODUCTIONS: Alton Smith invited each attendee to introduce themselves. See attached attendance log.

COMMUNITY COMMUNICATIONS: Margie Pulvino gave an update regarding the Trinity Hospital District. The previous Trinity hospital went bankrupt and Mid Coast Medical reopened it in February 2024. The hospital has passed all Medicare certifications and they are just waiting on a Medicare number which may take 45 more days. There is a new doctor, Dr David Quan, the son of Larry Quan. We also have PHI helicopter which provides free services to Trinity County residents.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for October 21, 2023. Neal Barclay seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: Bob Eubank presented the finance committee report and noted that we are increasing the budget by 10% for 2025. The budget is spent on repairs and maintenance. We have to write-off uncollected dues that are over four years old. Seventy percent (70%) of property owners pay their dues. Seventy percent represents 586 property owners with 817 total property owners. The POA is making an effort to collect past dues. A few years ago the POA took effort to improve collections by contacting property owners, sending second notices, and considering electronic payments. We have 105 property owners that are either deceased or we have no way to contact them. Our Tyler law firm has tried locating the owners or heirs, but they also owe back taxes and the back dues may be more than the lot is worth. The property can go to the Sheriff's auction but the prime lien holder is the school district. Two hundred lots have been turned over to The Landing attorney for collection. The Texas property code is very specific and the POA can only carry four years plus the current year in POA dues.

Lisa Schott questioned why there are no legal expenses shown in the 2024 budget. We will have to ask Janice Billeck when she returns.

ROAD COMMITTEE: David Smith reported that The Landing had six roads that washed out and many downed trees. The Shoreline road repairs had to be redone when there was a second wash-out. David thanked the neighbors that helped out behind the scenes with cutting trees, and clearing roads. Patrick Schott asked is we have a road contractor to do the clean-up and tree removal. We do have contractors, but they were all busy due to the heavy volume of clean-up in the area. Each contractor has to be vetted by the Board and the Road Committee and they must have insurance.

PARKS AND CLUBHOUSE: Neal Barclay reported that we completed some Clubhouse repairs this year. He looked into a Pickleball court but there was not enough interest to justify the cost. Sal Gutierrez Questioned why the dirt bridge was put in going over to the island behind the Clubhouse. Neal did it as he was cleaning up debris back there. The Trinity River Authority owns the island. The new basketball goal is setup and the burn pile is under control. Do not put anything metal into the burn pile.

ACC REPORT: Joe Rangel is the liaison to the Architecture Control Committee. He introduced Judy Carlson, ACC Chairperson. Margie Pulvino and Brandon are also committee members. Judy reported that the ACC completed 32 approvals, including 5 houses or additions, this past year. The ACC is appointed by the Board, but are a separate committee.

DEED RESTRICTION VIOLATIONS: Joe Rangel, Garry King, and Kim Smith are committee members. To report a violation, submit the form on the website. Once a property owner is notified of a violation they are given a period of time to cure the violation, then a certified letter is sent with another period to cure the violation, then it is sent to The Landing attorney. We need volunteers to help on the committee.

BOARD ELECTION: Three Board members were up for re-election., Neal Barclay, Janice Billeck, and Bob Eubank. All three were re-elected.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be October 18, 1:00 p.m. at the Clubhouse.

ADJOURNMENT: Garry King made a motion to adjourn the meeting. Bob Eubank seconded the motion. The motion passed unanimously. The meeting was adjourned at 2:00 p.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected _____

Alton Smith
Alton Smith/President

