

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
December 20, 2025

CALL TO ORDER: John Slanina called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 9:00 a.m.

PRESENT: Janice Billeck, Bob Eubank, Melinda FitzGerrell, Sal Gutierrez, Garry King, John Slanina, David Smith, Kimberly Smith

ABSENT with Notice: Matt Everitt

VISITORS: Judy Carlson, Paula Carlson, Mark Carlson, Bart Goldsmith, Margie Pulvino

COMMUNITY COMMUNICATIONS: n/a

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for the November 15, 2025 Monthly Board Meeting. Garry King seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: Janice Billeck reviewed the financial statements.

Past Dues Committee: Janice reported that the committee met and is recommending that we offer a special deal to all members that are past due on their accounts. We will give them 60 days to pay up and write off their interest and late fees. We will also offer the same deal with a payment plan for 18 months, and it will include 2026 dues. The Board agreed to review the letter via email and vote on it.

ROAD COMMITTEE: Nothing new to report.

PARKS AND CLUBHOUSE: Sal Gutierrez reported that there is one reservation on January 31, 2026. He presented options for a flagpole to be placed at the clubhouse, and we are waiting for Jeffrey Klima to respond to what he has to donate to us. Sal presented the In-Kind Services proposal to cover specialized equipment for community use. Bob Eubank made a motion to accept the proposal. David Smith seconded the motion. The motion passed unanimously.

Clubhouse Use Agreement: Sal also presented the new Clubhouse Use Agreement. Board members recommended we change the name to Facility Use Fee rather than Utilities Fee. Also, to make it a flat fee rather than hourly. Sal will make edits and add an effective date of March 1, 2026.

ARCHITECTURAL CONTROL COMMITTEE (ACC): Judy Carlson added a column for applied for date to the report. The ACC will contact property owners with outstanding projects to see if they still plan to start their projects.

Electronic Signature: Liz Klima was not in attendance to present her findings of options so the discussion will be tabled until Liz is present.

DEED RESTRICTION ENFORCEMENT COMMITTEE: Garry King reported that some property owners have cleaned up their property as requested. There is a reoccurring problem with work starting without pre-approval from the ACC. We need to add fines for people that do this. Garry will provide a list for future fines.

OLD BUSINESS: Starlink: Reviewed the Starlink option for the Clubhouse internet. The Starlink mini has a 50GB maximum. Garry King has the installation equipment and can help install the system. We need to ask if there is a non-profit option. Bob Eubank will look into it. We also need to look into other internet options; e.g. Verizon and T-Mobile, and new fiber optic system coming into the neighborhood.

EasyHOA Software: The finance and communication committee recommend the software. Garry King volunteered to spearhead the implementation of the software. Kim Smith made a motion to go with EasyHOA. Sal Gutierrez requested a formal quote from EasyHOA before voting. It will be a month-to-month contract at \$199/month. The trend has been for the cost to go down in the future. The second year we will no longer be paying for QuickBooks which is \$1600. Janice will send an email out with the EasyHOA quote so that the Board can vote on the proposal.

Communication Committee: Melinda FitzGerrell reported that the committee met and agreed that EasyHOA was a good solution for communication issues. The committee agreed that we will wait until after it is implemented to conduct a survey of property owners to determine if additional communication issues or methods need to be addressed.

Deed Restrictions and Bylaws Committee: David Smith reported that the committee is meeting again next week.

Operating Manual: Sal Gutierrez reported that they did an initial starting manual and he will incorporate Judy's suggestions.

NEW BUSINESS: The Board reviewed the new ACC Variance document: Bob Eubank made a motion to accept the new document. Garry King seconded the motion. The motion passed unanimously.

OPEN DISCUSSION: Bart Goldsmith mentioned that he will be requesting ACC approval to install a garage.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be January 17, 2026, 9:00 a.m. at the Clubhouse.

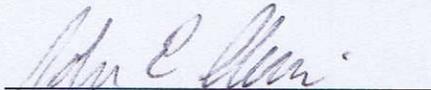
ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:16 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented _____ ✓

Accepted as corrected _____



John Slanina/President

ACTION ITEMS

Internet options, Implementation Plan, Rollout

Non-profit Starlink option

Clubhouse Use Agreement

Violation Fines

RESPONSIBLE

Liz Klima

Bob Eubank

Sal Gutierrez

Garry King

TARGET DATE

1/17/2025

1/17/2025

1/17/2025

1/17/2025