

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 24, 2024

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, Neal Barclay, Joe Rangel and Janice Billeck

ABSENT: Melinda FitzGerrell with notice.

VISITORS: Kim Smith, Ernestine and Anton Dach, Judy Carlson and Margie Pulvino

COMMUNITY COMMUNICATIONS: Alton Smith reminded everyone that later this morning there would be a Special Meeting for a Variance for Eddie Tajvari home build at 11:00 AM. Janice Billeck said that a person interested in purchasing property wanted to make sure that he would be able to build a home to house in-home healthcare. And another person who's great grandparents and grandparents owned property in Section 4 (3 lots), who are also, behind on their dues and taxes, wanted to know what the POA was and stated that the ashes of the great grandparents are buried on the property. The attorney needs to give advice on both issues. Janice will contact the attorney.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for January 16, 2024, as presented. Sharon Mills seconded the motion. The motion passed unanimously.

Bob Eubank made a motion to accept the Special Meeting Minutes for January 27, 2024, as presented. Sharon Mills seconded. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for January 2024.

The meeting minutes for the Attorney visit was discussed. The Engagement Letter needs to be reviewed by everyone and voted on before being signed by the Officer's of The Board. Janice has sent an Excel sheet and has resorted the information for everyone to review. The Finance Committee will give recommendations regarding who should be the first to have the Attorney act on first. The Board will vote on which group or if we should act or not.

The attorney has the Deed Restriction revisions.

Management Certificate has been signed, notarized, and filed with Trinity County. A copy will be put on the website.

ROAD COMMITTEE: David Smith reported that he will start getting quotes for road repairs approximately April or May. ROW Mowing contracts are expiring, and he will be getting quotes for those, as well.

PARKS AND CLUBHOUSE: Neal Barclay reported that two trees were cut down in the park. There are about 5 more that need to come down and Neal will do those himself. The siding on the clubhouse needs to be replaced. Neal will seek bids.

ACC REPORT: Joe Rangel presented the ACC report from Judy Carlson, ACC Chairperson, for January. reviewed.

DEED RESTRICTION VIOLATION COMMITTEE: Joe Rangel reported that they sent out 4 letters and one is in process. They tried leaving messages for two of the people but the did not return the call. If no response within 30 days, the next letter will be a certified letter.

OLD BUSINESS: The Business Plan has been pushed to the March meeting.

NEW BUSINESS: n/a


OPEN DISCUSSION: Discussion of the setback rules for building.

ANNOUNCEMENT OF THE NEXT tMEETING: The next meeting will be March 16, 2024. Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:00 AM.

Respectfully submitted,

Janice Billeck/Treasurer

Accepted as presented _____ Accepted as corrected _____



Alton Smith/President

ACTION ITEMS:	RESPONSIBLE	TARGET DATE.
Engagement Letter	Everyone	3/16/2024
Read policies and deed restrictions	EVERYONE	5/20/2023