

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 20, 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 9:01 AM.

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

**ABSENT WITH NOTICE:** n/a

**VISITORS:** Anton Dach, Ernestine Dach, Kim Smith

**COMMUNITY COMMUNICATIONS:**

Janice Billeck reported that PHI Air, an air ambulance service, is available in our area. She will post a link to their website on The Landing website.

The Spring BBQ is moving along. It has been posted on Facebook and emails have been sent out. We will need Board members to assist that day.

Squatters are becoming more of an issue in other communities. We need to be diligent in watching out for that type of activity in our neighborhood.

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

Bob Eubank made a motion to accept the minutes for the April 6, 2024 Special Meeting, as presented. Janice Billeck seconded the motion. The motion passed unanimously.

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

Janice Billeck presented rates for Certificates of Deposit (CDs) and Savings account rates. Bob Eubank made a motion to move \$90,000 to a CD, and move \$70,000 to a savings account, leaving ~\$30,000 in the checking account. Sharron Mills seconded the motion. The motion passed unanimously.

If funds are needed before the CD matures, the penalty is paid out of the interest not the principal. Garry King mentioned that brokerage accounts may pay more interest. Joe Rangel mentioned that a money market is 0.10% and checking is 0.05% interest. There is no difference in interest rate for putting more money into the CD. Janice will need a signed copy of the minutes for the bank.

At least two people are needed on the bank signature cards. Currently Janice Billeck, Alton Smith, and Sharron Mills are on the cards.

Reviewed the business plan goals for the committees. Bob Eubank made a motion to accept the goals as written. Janice Billeck seconded the motion. The motion passed unanimously.

**ROAD COMMITTEE:** David Smith reported that the tree that was down by the bathrooms has been cleaned up by Neal Barclay. We may need to add a mowing into the schedule, cost is \$1750. We currently have 6 mows on the contract which is for Holidays plus the annual meeting. A few people have noted that the prior road repairs are sinking, and the Pine Circle sinkholes have opened back up.

**PARKS AND CLUBHOUSE:** Neal Barclay reported that he is waiting for Garry Rogers to provide a quote for fixing the Clubhouse siding. He is also still waiting on Gavino to provide a quote for expanding the basketball court to be a pickleball court. Neal has removed the dead trees in the park and the burn pile is manageable. He is getting a price for rock to add to the trailer parking pad. The new basketball goal has been installed. Joe Williams has a Clubhouse reservation for October. The shots that people heard being fired were not gunshots, but pepper spray shots when someone was arrested in Glenhaven.

**ACC REPORT:** Joe Rangel will follow-up with the ACC to see if Thomas' generator has been approved as he currently does not get copied on the ACC approvals.

**DEED RESTRICTION VIOLATION:** Garry King reviewed the spreadsheet he created to document the violations. 221 Pine Drive is for sale. 441 Pine Dr we can take to small claims court. Joe Rangel mentioned that the procedure for violations is 1) Contact homeowner, 2) Send letter to homeowner, 3) Send certified letter homeowner, 4) Go to The Board. The Board used to sign the letters before they go out to the homeowners, but have not been doing that recently due to timeliness of delivering the letters since The Board only meets once per month.

**OLD BUSINESS:** Janice Billeck sent the list of people that are delinquent on their POA dues to the attorney. Some people are paying their taxes but not paying their POA dues. Lopez is behind but made a payment. She needs to sign a payment plan and needs to register it with the county. Attorney Kerry Hagan wants four people per judgement at a cost of \$2500. David Smith mentioned that last time we sent a mass mailing, we received many responses. Alton Smith will create wording regarding the POA proceeding with legal action and that will be posted on The Landing On Lake Livingston Facebook page. Bob Eubank made a motion to select the first four property owners to send to the attorney to pursue with legal action. The finance committee will select them. Sharon Mills seconded the motion. The motion passed unanimously. Janice Billeck will be sending out past due notifications on May 1. She will add a note about the legal action in her letter.

**NEW BUSINESS:** Melinda FitzGerrell reviewed the meeting notes from the meeting with attorney Kerry Hagan. The Board needs to determine if we want to go to court should the attorney negotiations fail to arrive at an acceptable result. Garry King made a motion to have the attorney approach negotiations from the standpoint that The Board is willing to go to court to get a resolution. Neal Barclay seconded the motion. The motion passed unanimously, with Alton Smith abstaining. Eddie Tajvari is communicating directly with David Smith and The Board of Directors now. Garry King made a motion to notify the ACC that they need to stop communicating with Eddie directly. David Smith seconded the motion. The motion passed unanimously, with Alton Smith abstaining. Joe Rangel will send an email to the ACC.

Regarding the update to the Bylaws, The Board decided to postpone that discussion. Bob Eubank made a motion to postpone the ACC reorganization and procedures until the next meeting. Neal Barclay seconded the motion. The motion passed unanimously, with Alton Smith abstaining.

**OPEN DISCUSSION:** n/a

**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be May 18, 2024, at 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 10:46 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented  Accepted as corrected



Alton Smith/President

<b>ACTION ITEMS</b>	<b>RESPONSIBLE</b>	<b>TARGET DATE</b>
Provide Signed copy of April Minutes to Janice for Bank	Melinda FitzGerrell	5/18/2024
Send an email to the ACC to stop communicating with Eddie regarding his home approval	Joe Rangel	5/18/2024
Review E&O Insurance to confirm if ACC is covered.	Janice Billeck	5/18/2024