

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 17, 2025**

**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 a.m.

**PRESENT:** Neal Barclay, Janice Billeck, Bob Eubank, Melinda FitzGerrell, Garry King, John Slanina, Alton Smith, David Smith

**ABSENT with Notice:** Joe Rangel

**VISITORS:** Judy Carlson, Paula Carlson, Sal Gutierrez

**COMMUNITY COMMUNICATIONS:** n/a

**MINUTES OF THE PREVIOUS BOARD MEETING:** Janice Billeck made a motion to accept the minutes for April 12, 2025. John Slanina seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for April 2025. Janice Billeck mentioned that the new bank system and QuickBooks are still not integrated. Alton Smith reported that we have received the Trinity County Appraisal District tax appraisal and we will protest it again this year, as we did last year.

**ROAD COMMITTEE:** David Smith reported that there are a few spots in the roads that need repairs, and some of the old patches are failing. Alton Smith mentioned that we should ask the homeowner on the Landing Way peninsula if he would be willing to bulkhead the area near his house. Gavino is repairing the washed-out boards in the culvert across the street from the Brown's house.

**PARKS AND CLUBHOUSE:** Neal reported that the Clubhouse is rented the end of May and August 1-2, and 9. The community BBQ is scheduled for May 24. We need to schedule the metal recycler to come pick up the metal by the burn pile.

**ACC REPORT:** The active application log was submitted. Judy Carlson reported that the committee member names have been removed from the application forms, since we do not want to have to revise the forms every time the names change. She will add a revision date and correct the page numbering and resend the forms out to the Board members. We will upload the form without the committee names to the website. Also discussed that the ACC committee members should take the Open Meetings Act training. Janice Billeck reported that our attorney recommended that we not make the "expiration date" of ACC approvals retroactive. We will ask him if we need to add the expiration date to the deed restrictions.

**DEED RESTRICTION VIOLATIONS:** Garry King reviewed the violations list.

**OLD BUSINESS:** Janice Billeck reported that we have received revised versions of the Deed Restrictions and Bylaws and the committee will review. We received an update from the attorney that he has not

moved forward on the past due lots since his last status. We may want to find another attorney that will be more response to us. We will form a search committee including, Melinda FitzGerrell, John Slanina, and Garry King to research this. We can ask neighboring communities for their input. Alton Smith mentioned that last time we searched, there were very few attorneys that do POA work within our county.

The POA BBQ is May 24 and John Slanina is setting up a corn hole tournament.

**NEW BUSINESS:** n/a

**OPEN DISCUSSION:** n/a


**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be June 21, 2025, 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 9:36 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ☒ Accepted as corrected ☐

  
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Alton Smith/President

**ACTION ITEMS**

Updated DR and Bylaws  
Ask Homeowner about Bulkheading  
Schedule metal recycler  
Schedule attorney search meeting  
Upload ACC forms to website  
Ask attorney about expiration date in DR

**RESPONSIBLE**

DR Committee  
David Smith  
John Slanina  
Melinda FitzGerrell  
Melinda FitzGerrell  
Melinda FitzGerrell

**TARGET DATE**

6/17/2025  
6/17/2025  
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