

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 15, 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 9:03 a.m.

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

COMMUNITY COMMUNICATIONS: David Smith noted that a new hospital building is being considered for Huntsville. The old hospital building would be used for treating TDCJ inmates.

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

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for February 2025. The Finance Committee presented two options regarding increasing the POA dues. Option 1 increases the dues by \$50 per lot to \$175/year. Option 2 increases the dues by \$60 per lot to \$185/year. Both options hold the 3-year budget flat. The Committee and the Board considered many other options before narrowing it down to these two, such as multiple lot options, borrowing money from the bank, asking for donations, one-time assessment, basing the amount on owner instead of lot, and more. According to the government calculator, with ~2.9% inflation since 2008, shows that our dues should be \$184/yr now. The Board has to be good stewards for the entire community and vote accordingly. Bob Eubank made a motion to accept Option #2 as presented by the Finance Committee, to increase the POA dues to \$185/year/lot and hold the 3-year budget flat. During discussion it was suggested that the POA dues be reviewed every three years and that we form a committee with property owners to explore lost and future revenue opportunities. David Smith seconded the motion. The motion passed with 8 yes and 1 no.

ROAD COMMITTEE: David Smith reported that we have some washed out areas on S. Walnut drive with a leaning utility pole. Entergy's fix was to cut off the top of the pole so that the power lines were no longer attached to it. David Smith made a motion to spend \$3100 to repair the washout on S. Walnut to prevent further erosion. During discussion, Alton Smith suggested that we wait until we move forward with our budget to determine if we should spend the money. Bob Eubank seconded the motion. The motion passed with 8 yes and 1 no.

PARKS AND CLUBHOUSE: Neal Barclay reported that the clubhouse is reserved for April 26.

ACC REPORT: The active application log was submitted. Joe Rangel reported four new approvals. The ACC will submit a revised application form that includes time limits at the next Board meeting.

DEED RESTRICTION VIOLATIONS: Garry King reported that there is a new mobile home on Oak that has tents. The violation letters that the attorney is handling are still in process. The attorney was waiting on an Affidavit from the President.

OLD BUSINESS: All Board members should have completed the Open Meetings Act training by now and should send their certificates to the Secretary to keep on file.

NEW BUSINESS: Janice Billeck submitted receipts in the amount of \$983.16 for expenses related to the heater repair, cloud storage, computer extended warranty, and storage bins. Bob Eubank made a motion to approve the expenses. Joe Rangel seconded the motion. The vote was unanimous.

OPEN DISCUSSION: David Smith will contact Pro Star Waste to ask them to close their cover when they leave our neighborhood in an effort to keep down the amount of trash on 3188.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be April 12, 2025, 9:00 a.m. at the Clubhouse.

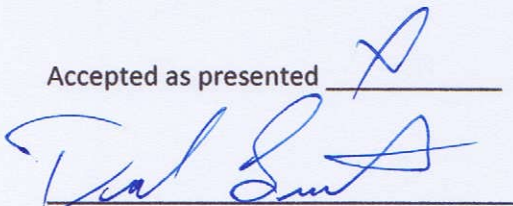
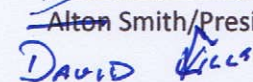
ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:12 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented

Accepted as corrected


David Smith/President


ACTION ITEMS

Social Media Assistance
Complete Open Meetings Act Video
Updated DR and Bylaws
Contact Pro Star Waste

RESPONSIBLE

Janice Billeck
All
Melinda FitzGerrell
David Smith

TARGET DATE

3/15/2025
3/15/2025
5/17/2025
4/12/2025