

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 14, 2024

CALL TO ORDER: David Smith, Vice 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, Melinda FitzGerrell, Garry King, Joe Rangel, David Smith

ABSENT WITH NOTICE: Alton Smith, John Slanina

ABSENT WITHOUT NOTICE: Bob Eubank

COMMUNITY COMMUNICATIONS: Janice Billeck reported that we received a letter from a property owner complaining of multiple items; i.e. asking owners to not rent to tenants that park 18-wheelers, etc. Also, loud noise complaint.

Received a letter from the county clerk stating that they sold a lot in The Landing had an overage on the sale and we have past due invoices of ~\$7000 on the property. Attorney's fee will be \$1000 to assist us in collecting the overage from the county. Melinda FitzGerrell made a motion to pay our attorney to collect on the Notice of Excess Funds. Neal Barclay seconded the motion. The motion passed unanimously.

MINUTES OF THE PREVIOUS BOARD MEETING: Neal Barclay made a motion to accept the minutes for November 16, 2024. Garry King seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for November 2024. Janice Billeck reported that she will take money out of savings to pay The Landing property taxes.

ROAD COMMITTEE: David Smith reported that he submitted a request for a quote on the hydrant cover by the boat ramp, but has not received it yet. Neal Barclay will contact the fire department to ask about getting a cover for the hydrant.

PARKS AND CLUBHOUSE: Neal Barclay reported that he patched the hole in the boat ramp and fixed the leaky faucet in the Clubhouse bathroom. The outdoor bathrooms have not been cleaned so this issue needs to be addressed with the cleaning company. Neal will paint the Clubhouse interior trim that was recently replaced.

ACC REPORT: The active application log was submitted.

DEED RESTRICTION VIOLATIONS: Garry King asked if we want to move forward with legal proceedings on the Pin Oak rental property. Janice Billeck will contact our attorney about the best way to proceed and how much it will cost if the attorney proceeds. Also, can the renter be evicted. Garry will ask Manuel about having livestock.

OLD BUSINESS: Property Owner Association (POA) dues. Items for consideration; we generate ~\$85,000, the 2025 budget is \$153,000. How do we get past due owners to pay their share. Would a maximum cap be appropriate. Whispering Pines owns ~65 lots. Further discussion is needed when all

board members are in attendance. Joe Rangel made a motion to make a decision regarding increasing the dues by March 15, 2025. Neal Barclay seconded the motion. The motion passed unanimously.

NEW BUSINESS: Melinda FitzGerrell presented the 2025 Board meeting dates. The April meeting was moved a week early due to Easter, and the December meeting was moved a week early due to holidays. Janice Billeck asked the Board if we should have the Memorial Weekend BBQ again next year, May 24, 2025. Neal Barclay made a motion to host the BBQ next year. Joe Rangel seconded the motion. The motion passed unanimously. Janice Billeck presented receipts from Neal Barclay for expenses related to the Clubhouse and boat ramp repairs and flowers for Sharon Mills funeral flowers. Melinda FitzGerrell made a motion to approve the expense reimbursement, Garry King seconded the motion. The motion passed with Neal Barclay abstaining.

OPEN DISCUSSION: Neal will cut down the dead trees in the park area. Janice Billeck reported that the Quickbooks invoice went up to \$999. Garry King mentioned a different software system called EasyHOA that may be cheaper than QB. Janice will look into it. Janice reported that she has someone willing to help with social media posts and website updates. She will schedule a meeting with that person soon.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be January 18, 2025, 9:00 a.m. at the Clubhouse.

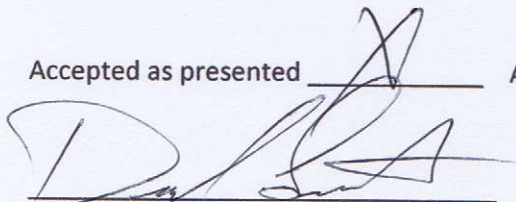
ADJOURNMENT: Melinda FitzGerrell made a motion to adjourn the meeting. Garry King seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:10 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented _____

Accepted as corrected _____



David Smith/Vice President

ACTION ITEMS

Hydrant Quote
Financial Software Review
Continue DR and Bylaw Review
Continue Dues Discussion
Social Media Assistance

RESPONSIBLE

Neal Barclay
Janice Billeck
Melinda FitzGerrell
All
Janice Billeck

TARGET DATE

1/18/2025
1/18/2025
1/18/2025
3/15/2025
1/18/2025