

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**September 21, 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 8:57 AM.

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

**ABSENT WITH NOTICE:** Alton Smith

**VISITORS:** Judy Carlson, Margie Pulvino

**COMMUNITY COMMUNICATIONS:** Melinda FitzGerrell mentioned that National Night Out is coming up in October and we will ask community members to meet at the Clubhouse that evening for neighborhood camaraderie.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Bob Eubank made a motion to accept the minutes for August 17, 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 August 2024. The Landing has ~\$12,000 in the checking account so we will have to draw out of the savings account for additional funds. Janice Billeck proposed that we move \$25,000 from savings into a Certificate of Deposit (CD) which will earn 4.05% interest. Bob Eubank made a motion to move \$25,000 from savings into a Certificate of Deposit (CD). Garry King seconded the motion. The motion passed unanimously.

**ROAD COMMITTEE:** David Smith reported that he contracted the road contractor again about the repairs needed on Shoreline drive. It is taking longer because the contractor has not been able to get the hot mix, but hopefully they can perform the work next week. Debris has been cleaned up on Hickory easements.

**PARKS AND CLUBHOUSE:** Neal Barclay thanked everyone that helped paint the Clubhouse exterior. He received a quote for \$12,000 to extend the basketball concrete pad to allow for Pickleball. Due to the expense, the Board decided not to move forward with the project. Neal and John Slanina will fix the broken picnic table this week. The burn pile is under control. No new Clubhouse reservations.

**ACC REPORT:** The active application log was submitted. No new applications this month.

**DEED RESTRICTION VIOLATIONS:** Joe Rangel reported that the mobile home on Oak Dr is not in compliance, but there are U-Haul trucks there so they may be getting ready to move a new home into the space. The property owners have been notified that they need to submit an ACC request for the replacement mobile home. We received the certified letter receipt regarding the property on Red Oak Ln that is in violation, and they have not complied. Joe will send all the documentation to Janice, then Janice will contact the Landing attorney to send a letter to the homeowner. The attorney charges \$200 to send the letter. The attorney is also still working on our revised Deed Restrictions.

**OLD BUSINESS:** We need to re-address the **Property Owner Association (POA) dues** to consider an increase in the annual fee. Janice Billeck and the Finance Committee will gather the data needed to make an informed decision, in the best financial interests of the community. John Slanina requested that we push the **Governance** discussion to a future meeting; November meeting was decided. The **General Meeting** agenda will be posted a week in advance. We will need at least two people to count the votes from the election. Brandon Chambers will provide the online votes. Bob Eubank reported that we have the framework for the **Business Plan** but it is not ready to tie into the budget for 2025, it will be implemented with the 2026 budget.

**NEW BUSINESS: Deer population** - Melinda FitzGerrell spoke to a game warden about managing the deer population in the community. He thinks that the deer are small and would benefit from there being less in the neighborhood. He referred us to the Constable that helped Westwood Shores setup an annual archery hunt. Melinda will get further information and find out if there are other options as well.

**OPEN DISCUSSION:** n/a

**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be October 19, 2024, at 9:00 a.m. at the Clubhouse.

**ADJOURNMENT:** Bob Eubank made a motion to adjourn the meeting. Garry King seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:51 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected \_\_\_\_\_

Alton Smith  
Alton Smith/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Send out 2024 Budget Numbers	Janice Billeck	10/4/2024
Forward Red Oak Documentation to Janice Billeck	Joe Rangel	9/27/2024
Contact attorney regarding Red Oak Violations	Janice Billeck	10/4/2024
Open \$25,000 CD	Janice Billeck	10/17/2024
Schedule National Night Out Event	Melinda FitzGerrell	9/27/2024
Gather data regarding POA dues	Finance Committee	11/16/2024
Board of Directors Meeting	September 21, 2024	