

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 16, 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 8:30 a.m.

**PRESENT:** Neal Barclay, Melinda FitzGerrell, Garry King, Joe Rangel, John Slanina, Alton Smith, David Smith

**ABSENT WITH NOTICE:** Janice Billeck, Bob Eubank

**VISITORS:** Gaye Barclay, Judy Carlson, Paula Carlson, Mark Carlson, Margie Pulvino, Cheri Eubank

**COMMUNITY COMMUNICATIONS:** None

**MINUTES OF THE PREVIOUS BOARD MEETING:** Neal Barclay made a motion to accept the minutes for October 19, 2024. David Smith seconded the motion. The motion passed unanimously.

**MINUTES OF THE SPECIAL BOARD MEETING:** Neal Barclay made a motion to accept the minutes for November 9, 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 October 2024. Neal made a motion to approve the reimbursement to Melinda FitzGerrell for expenses incurred for the General Meeting. Garry King seconded the motion. The motion passed unanimously with Melinda FitzGerrell abstaining.

**ROAD COMMITTEE:** David Smith reported that there is no activity in regard to the roads since the last meeting.

**PARKS AND CLUBHOUSE:** Neal Barclay reported that he had to get a tree next to the boat ramp cut down. Since the burn ban has been lifted, the burn pile has been burnt. Neal will fill the hole in the boat ramp with asphalt for now and address a more permanent solution in 2025.

**ACC REPORT:** The active application log was submitted. The mobile home on Oak Dr has not received final inspection of the septic system and Clayton Homes is not closing until after the skirting is installed. Judy Carlson will follow-up to see when those items are expected to be completed. A property owner has a question about placing a fence in the front yard. Alton Smith suggested that since we are still under the current deed restrictions, it will need to be noted as a variance and the property owner will have to submit a lot diagram and address the Board to request the variance.

**DEED RESTRICTION VIOLATIONS:** Joe Rangel reported that we received the certified receipt from Pin Oak on October 26. The Red Oak property has been turned over to the attorney but we have not received a response from him. Joe will coordinate with Janice Billeck to contact the attorney.

**OLD BUSINESS:** Cheri Eubank presented some options regarding an increase in the **Property Owner Association (POA) dues**. We could take an incremental approach and increase the dues \$25/year for the next three years; i.e. \$150 in 2025, \$175 in 2026, and \$200 in 2027. The Board does not want to go

through increasing the dues again in short-term. Neal Barclay does not want increases per lot, but suggested an increase per family and raise it substantially, for example \$1200. Some 2024 road repairs were delayed because we had to prioritize the emergency repairs ahead of maintenance repairs. The complete estimate was ~\$160,000. John Slanina noted that we have a run rate of ~\$13,000 per year (\$127,000vs \$139,000). Alton noted that at some point we have to make time to resolve this issue. Expenses, including energy costs have gone up by 30% which contributes to the majority of our expenses. The burn rate is worse now than if we have taken action in previous years. Cheri noted that the Treasurer wrote off non-payments (over 4 years old) over the last few years. We will not have that write-off in every year. With adjustments, for 2025 we will be in the hole by \$20,000. We can use our savings to cover that amount for 2025, but do not want to continue down this path. If we implement the incremental approach presented by the Finance Committee, we would be \$5,000 short in 2026, but that could be covered by savings. In 2027, we may not have to implement the \$25 incremental increase, depending on our financial condition. The concern with this approach is that more property owners will start non-paying their POA dues. But, if they can't pay, they may sell their lots to someone who can. Other items to consider: No inflationary amounts have been added to the 2026 budget when considering budget shortfalls. If we have to change contractors (e.g. roads, mowing, tree removal) for any reason, we could see significant cost changes. Garry King suggested we might consider having a base charge per owner plus a charge per lot. We would have to balance this based on the new Deed Restrictions and see if it would work with the Property Code Guidelines. We need further discussion to resolve this issue.

**NEW BUSINESS:** None

**OPEN DISCUSSION:** Alton Smith mentioned that the comments made on social media regarding Board meetings are not accurate.

**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be December 14, 9:00 a.m. at the Clubhouse.

**ADJOURNMENT:** David Smith made a motion to adjourn the meeting. Neal Barclay seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:30 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

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



David Smith/Vice President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Hydrant Quote	David Smith	12/14/2024
Boat Ramp Repair	Neal Barclay	12/14/2024
Contact Attorney Re: Red Oak	Joe Rangel	12/14/2024