

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 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 9:00 a.m.

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

VISITORS: Sal Gutierrez

COMMUNITY COMMUNICATIONS: Janice Billeck reported that a property owner said they had an issue with their check not being received by The Landing. This is an overall issue with the postal service.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for January 18, 2025. David Smith seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for January 2025. Janice will only send the reconciliation in the future and not the bank statement, since they have similar information. We have several property owners using the online payment system. PCI compliance, who are related to the online payments thru Quickbooks, said that we are not in compliance, but none of their questions fit our business, so we just have to do the minimum. There is a fee we have to pay to PCI to be compliant with online payments. It's \$195/year. We can try it for this year and see how it goes. Currently, the payments are working out so that the POA doesn't have any out-of-pocket money.

Trinity County collection of excess funds: They are getting ready to send it to the court, so no word if we will get any money yet. Regarding past due property owners, the JP court is no longer handling this so now Kerry has to separate them and apply the extra fees to the lawsuit.

Janice Billeck submitted expenses for postage, Quickbooks, Go Daddy, totalling \$1399.69, Bob Eubank made a motion to approve the reimbursement payment to Janice for those expenses. David Smith seconded the motion. The motion passed unanimously.

ROAD COMMITTEE: David Smith reported that he replaced a Stop sign in section 3, on Redbud at Walnut, that had been stolen. There is road damage on Landing Way and on Hickory that is being evaluated. David submitted recommendation from the road committee to approve a bid from Mike Mows for \$10,800 for the 2025 year for right-away mowing. Bob Eubank made a motion to approve it. Melinda FitzGerrell seconded the motion. The motion passed unanimously.

PARKS AND CLUBHOUSE: Neal Barclay reported that the clubhouse heater had to be repaired because the relay was stuck. One side of the HVAC is not being used, it is not even hooked up. Again, today the heater seems to not be working so Neal will contact the technician again. The fire hydrant rubber cap has been put on and painted. The burn pile is burned. Someone has the Clubhouse rented for a wedding on March 2.

ACC REPORT: The active application log was submitted. Joe Rangel reported two new applications. The ACC needs to add time limits on application approvals. The Deed Restriction Committee will discuss and make recommendations.

DEED RESTRICTION VIOLATIONS: Garry King reported that there have been multiple complaints of someone living in a trailer with a large propane tank in the driveway while remodeling their home. The property owner has been sent a

letter. A Certified letter will be the next step. A property on Pine has an enormous amount of trash and it doesn't look like anyone is living there.

OLD BUSINESS: The Property Owner Association (POA) dues committee will meet to come up with two choices regarding the 2026 dues amount. John Slanina will join the committee. Anyone that wants to be on the committee can talk to Janice Billeck.

Lee Variance vote: Melinda FitzGerrell submitted the minutes from the vote on the Lee variance request. Bob Eubank made a motion to accept the minutes from the variance vote. Janice Billeck seconded the motion. The vote was unanimous.

NEW BUSINESS:

Melinda FitzGerrel requested to name a new agent to replace Lindsay Walker on Management Certificate. Janice Billeck made a motion to change the designated agent from Lindsay Walker to John Slanina. Bob Eubank seconded the motion. The vote was unanimous.

Janice Billeck reported that The Landing bought 3 lots in Section 4, and one lot in Section 3 many years ago and planned to sell them, but never did. The POA has no plans to use the lots so we need to sell them. Bob Eubank made a motion for the Finance Committee to establish a list price, list them on The Landing Facebook page and website, and put up a For Sale sign at each lot. Neal Barclay seconded the motion. The vote was unanimous.

OPEN DISCUSSION:

All board members are required to watch a training video regarding open meetings on the Attorney General of Texas website, and record the certificate code to be kept on file.
Facebook admins removed the ability to have anonymous contributors on The Landing Facebook page.
Janice needs a copy of the Deed Restrictions Violation letter and the certified mail return receipt to move forward on legal action against property owner. Just a reminder that everything should go into the property owner hard files and if you pull a property file, make sure they get returned back to the office.

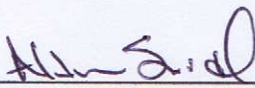
ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be March 15, 2025, 9:00 a.m. at the Clubhouse.

ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:26 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected _____



Alton Smith/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Continue Dues Discussion	All	3/15/2025
Social Media Assistance	Janice Billeck	3/15/2025
Complete Open Meetings Act Video	All	3/15/2025