

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 19, 2025

CALL TO ORDER: Melinda FitzGerrell, Secretary, called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 9:00 a.m.

PRESENT: Janice Billeck, Bob Eubank, Melinda FitzGerrell, Garry King, Joe Rangel, John Slanina

ABSENT with Notice: Alton Smith, David Smith

VISITORS: Judy Carlson

COMMUNITY COMMUNICATIONS: n/a

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for June 21, 2025. Janice Billeck seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for June 2025. Janice Billeck reported that while she is able to run reports, Intuit and the bank are still not communicating. Janice will add a notation to the report to note that the accruals are "to be collected".

ROAD COMMITTEE: n/a

PARKS AND CLUBHOUSE: John Slanina reported that someone has the Clubhouse reserved for July 23 and for August 2. We need to change the website to include John's name for Clubhouse rentals. We will also look into adding a calendar to the website to show when the Clubhouse is available.

ACC REPORT: The active application log was submitted. Joe Rangel reported that no new applications were submitted.

DEED RESTRICTION VIOLATIONS: Garry King reported that there are no new violations. He will send out letters on Monday, July 21, 2025 to property owners that need to mow their lots.

OLD BUSINESS: Final Revised Deed Restrictions: Garry King made a motion to accept the revised Deed Restrictions. Bob Eubank seconded the motion. The motion passed unanimously. We need clarification from attorney if we need to specify the dollar amount of fines in the Deed Restrictions.

Attorney Search: Our POA has not received timely responses from our attorney so we are investigating other options. One option might be for us to take on some of the work of pursuing past due owners. Harbor Point has established procedures for clearing past due lots and have cleared up 44 lots so far since last year. Janice Billeck reported that Sharon Mills had started the process, but didn't follow through to putting liens on the properties. Janice and Melinda will shadow Lisa from Harbor Pointe to determine if their process would be helpful to The Landing and to see how much time it would entail. We also need to get cost structures from other attorneys to decide if we want to consider switching to a different attorney.

NEW BUSINESS: Newsletter: Melinda FitzGerrell reported that she needs newsletter articles by August 1.

In-Kind Service Proposal: John Slanina discussed that the POA has several property owners with specialized heavy equipment; e.g. tractors, that we depend on for burn pile management, downed trees, etc. The use of their equipment helps reduce the POA costs by not having to hire an outside entity to take care of these types of issues. John proposed that we establish an in-kind service rate for hourly use of property owner's heavy equipment. The operator of the equipment would still be a volunteer. We would need to create a standard form for

reimbursement and the Treasurer would create an invoice and credit the property owner's account for the accumulated hours. More discussion and details are need around this topic, so John Slanina will present a rate schedule in an upcoming meeting.

Clubhouse Use Fee: John Slanina suggested that we charge a fee for use of the Clubhouse, rather than just a deposit. He will evaluate this further and present a fee schedule at a future meeting.

OPEN DISCUSSION: n/a

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be August 16, 2025, 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 10:00 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓

Accepted as corrected _____

Alton Smith
Alton Smith/President

ACTION ITEMS

Clarification of Fines from Attorney
Proposed In-Kind Rate Schedule
Clubhouse Use Fee Schedule
DR and Bylaws Update
Attorney Search
Deed Restriction Violation Guidelines
Schedule Website Meeting

RESPONSIBLE

Janice Billeck
John Slanina
John Slanina
Melinda FitzGerrell
Committee
Garry King
Janice Billeck

TARGET DATE

8/16/2025
8/16/2025
8/16/2025
8/16/2025
8/16/2025
8/16/2025
9/30/2025