

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 20, 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 9:00 AM.

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

ABSENT WITH NOTICE: Melinda FitzGerrell, Sharon Mills

VISITORS: John Slanina and Lisa Schott asked to address The Board.
Judy Carlson, Margie Pulvino, Kim Smith, Paula Carlson, Matthew Everitt

COMMUNICATIONS: Alton Smith wanted to recognize the passing of Sharon Mills. Sharon was a long-time Board Member and resident of The Landing. She will be missed by many.

John Slanina: **Road & bridge maintenance cost.** What is the process for maintenance and were there bids? Alton responded that over a certain dollar amounts bids are required. Although it is difficult at times to get reputable contractors to do work due to the size and distance for small jobs.

Proposed assessment – Who's authority to pass the assessment and Budget. Alton responded that the assessment will be discussed later and that we Budget every year based on previous years and need. Any assessment will require approval as outline in the Deed Restrictions and By-Laws.

Fallen tress – Is there a plan to clean up the hazardous trees? Alton responded that it's been an effort of a few on a as needed basis. The Board has contracted with a local contractor when the job is too big to handle. Janice Billeck commented that we hope to have a Community Clean Up movement in the fall, if we can get enough interest from the community.

Litigation and dues. How is litigation reported and do we have insurance? Alton responded that The Association does have insurance.

ACC approval process and possible changes - Alton responded that will have to be put in the Deed Restrictions and that the suggestion was made by our Attorney.

Lisa Schott: How will the one-time assessment motion be made. Alton responded that the motion will be made, there will be discussion, and then a vote. The fee will appear on the January 2025 statement, if approved.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for June 8, 2024. David Smith seconded the motion. The motion passed unanimously. Neal Barclay made a motion to accept the Minutes for the Special Meeting June 13, 2024. Bob Eubank seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for June 2024. This is the first month reporting our new savings account.

Melinda FitzGerrell and Janice Billeck went to The Attorney's office on July 1st. The first 4 past due property owners have been given to The Attorney to start the collection process. We discussed the By-Laws and Deed Restrictions. The Attorney will have the documents to us by August 15, 2024.

We will need to review the documents as soon as possible to have them ready to put on the ballot for a vote. Mr. Hagan said that we need 1/10 of the property owners to vote. One vote per property owner. Janice Billeck made a motion to approve the expense of \$9,000.00 to revise our By-Laws and Deed Restrictions. Bob Eubank seconded the motion. The motion passed unanimously.

Alton Smith made a motion for a one-time assessment in the fiscal year of 2025 and to be included in the 2025 budget, of \$100 per lot. It was discussed and Janice Billeck made a motion to table the motion. Bob Eubank seconded the motion. Janice Billeck suggested that The Board Members reach out to their neighbors and verify if they want a increase in dues or a one-time assessment. ~~After discussion, Janice Billeck withdrew her motion to table the assessment motion.~~ Joe Rangel seconded the original motion and called for a vote. The vote was 2 for and 5 against moving forward with the next steps in the process of the approval.

ROAD COMMITTEE: David Smith reported that the road repair is complete. CCC had to do extra work on the washout on Red Oak. ~~The Board is committed to fixing and repairing roads for the community not just for the residents.~~ Neal Barclay commented that the apparent bumps in the road are most likely elevated repairs due to the previous repairs sinking. David Smith reported that there would be a change order of \$14,533.00 in addition to the current amount of \$67,184.00 for the repairs. This brings the total road repairs to \$94,717.00. This exceeds our budget for 2024 by \$28,717.00.

PARKS AND CLUBHOUSE: Neal Barclay reported that the clubhouse repairs are complete. He has paint to match but needs to get primer to paint. The A/C was repaired in the clubhouse.

The burn pile has been a challenge since all the storms. Thank you to everyone that has helped maintain it.

The park grounds have had several trees fall and it is looking better since the cleanup and being mowed

ACC REPORT: No applications for July.

DEED RESTRICTION VIOLATION: The activity log was submitted and reviewed.

OLD BUSINESS: n/a

NEW BUSINESS: Janice Billeck reported that John Slanina reached out to her about the vacancy on The Board. John sent a bio. This position has one year left in a 3 year term. Janice Billeck made a motion to approve John Slanina to fill the vacancy on The Board. Neal Barclay seconded the motion. The motion passed unanimously.

OPEN DISCUSSION: Lisa Schott asked how The Board could ask for the one-time assessment if procedures were not followed. Alton Smith replied that The Board must approve the assessment before it can be put to vote by the property pwners. Lisa Schott, also, asked if the Agenda could be put on the website and what is the timeline for posting the agenda. The timeline is 7 days and the agenda will be put on the website.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be August 17, 2024, at 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 10:30 a.m.

Respectfully submitted,

Janice Billeck/Treasurer

Accepted as presented ✓ Accepted as corrected _____

Alton Smith
Alton Smith/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Each committee leader to submit content for the Newsletter	All	August 7, 2024