

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 19, 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, Bob Eubank, Melinda FitzGerrell, Garry King, Joe Rangel, John Slanina, Alton Smith, David Smith

ABSENT WITH NOTICE: Janice Billeck

VISITORS: Judy Carlson, Margie Pulvino, Kim Smith

COMMUNITY COMMUNICATIONS: Melinda FitzGerrell reported that we have approximately 30-35 people coming for the General Meeting, and asked that Board members be early to help setup before the meeting.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for September 21, 2024. Neal Barclay seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for September 2024. Alton Smith reported that the revised Deed Restrictions and Bylaws cost an additional \$2000 in attorney fees for a total of \$11,000. Bob Eubank made a motion to approve the additional \$2000 for the Deed Restriction and Bylaw revisions. David Smith seconded the motion. The motion passed unanimously.

ROAD COMMITTEE: David Smith reported that the road contractor repaired three places on Shoreline drive that had failed after the previous repairs.

PARKS AND CLUBHOUSE: Neal Barclay reported that Trinity County is currently under a burn ban so he will not be burning. The Burn Ban sign frames are broken and need to be replaced. Neal will address the boat ramp repair. The metal pile is getting big so Alton Smith will call the person to come pick up the metal. David Smith is getting a quote to replace the missing hydrant cover at the pier. Joe Williams moved his Clubhouse reservation to December 6-8, 2024.

ACC REPORT: The active application log was submitted. There were three new applications this month.

DEED RESTRICTION VIOLATIONS: Joe Rangel reported that the mobile home on Oak Dr is complying slowly. They need placement to be decided and hopefully that will happen on Monday, October 21, 2024. The tents have been moved to their property and they are making an effort to resolve the issues.

It was discussed that a POA can no longer withhold or deny ACC approval due to a property owner being past due on their POA dues. We can add a question to the ACC request forms to ask if they are past due though.

OLD BUSINESS: We need to re-address the **Property Owner Association (POA) dues** to consider an increase in the annual fee. The Finance Committee will provide a recommendation.

At the **General Meeting** each committee chairperson will present an annual summary. Bob Eubank made a motion to move the follow-up meeting to elect Board officers and committee chairpersons until all Board members can be present. David Smith seconded the motion. The motion passed unanimously.

2025 Budget: Janice Billeck provided a proposed 2025 budget reflecting a 10% increase over the 2024 budget. In 2026 we will tie the budget to the business plan. It was discussed that while there are contingency funds provided for in the revised Bylaws, and we currently have a surplus of money, we will not have funds to completely resurface Landing Way. We may have to borrow funds for that project or other projects that come up. We need to revisit increasing the POA dues. Bob Eubank made a motion to accept the proposed 2025 budget. Garry King seconded the motion. The motion passed unanimously.

NEW BUSINESS: Deed Restrictions & Bylaws: The Board will schedule a special meeting to discuss the revised Bylaws and Deed Restrictions. Each Board member will review and submit questions/topics for discussion to Melinda FitzGerrell. Melinda FitzGerrell made a motion to meet on November 9, 2024 at 9:00am to discuss the revised documents. David Smith seconded the motion. The motion passed unanimously.

OPEN DISCUSSION: John Slanina will meet with Alton Smith within the next two weeks regarding the Compliance initiative.

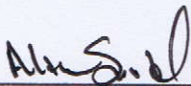
ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be November 16, 8:30 a.m. at the Clubhouse.

ADJOURNMENT: David Smith made a motion to adjourn the meeting. Bob Eubank seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:50 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented _____ ✓ Accepted as corrected _____



Alton Smith/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Compliance Meeting	John Slanina	11/8/2024
Hydrant Quote	David Smith	11/16/2024
Boat Ramp Repair	Neal Barclay	11/16/2024
Metal Recycler	Alton Smith	11/16/2024
Board Officer Election	All Board Members	11/16/2024
POA Dues Recommendation	Finance Committee	12/14/2024