

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 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 8:58 AM.

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

ABSENT WITH NOTICE: n/a

COMMUNITY COMMUNICATIONS: Kim Smith, Anton and Ernestine Dach, presented a grievance regarding the planned new construction on Lot 4, Block 9 in Section 2A, also known as 1122 Landing Way. Mr. Anton Dach spoke on behalf of both property owners and presented to The Board several concerns of potential conflicts with the current Deed Restrictions. See attached documents for details of the issues presented by Mr. Dach. After discussion by The Board, a motion was made by Bob Eubank to put a hold on the project until The Board can discuss the grievance with the Architectural Control Committee (ACC). Melinda FitzGerrell seconded the motion. The motion passed with Alton Smith abstaining and all others voting Aye. Melinda FitzGerrell will send a communication to the ACC liaison to pass on to the ACC.

Janice Billeck presented that April Ross is interested in setting up youth involvement activities at the clubhouse; for example, game night or dance night. Janice will get more information if April decides to pursue it.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for December 9, 2023, as presented. Sharon Mills seconded the motion. The motion passed with Janice Billeck abstaining and all others voting Aye.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for December 2023. Janice Billeck reported that she has spoken to the attorney in charge of Trinity County tax foreclosures about properties in The Landing that are behind on their POA dues and taxes. Sharon Mills made a motion to send a list of properties that are behind on their POA dues by \$1000 or more to the tax attorney. Bob Eubank seconded the motion. The motion passed unanimously. Bob Eubank made a motion to create a list of properties that are behind on their POA dues by \$500 or more. David Smith seconded the motion. The motion passed unanimously. Bob Eubank made a motion to set the 2024 budget based on 2023 baseline plus add 20%. Janice Billeck seconded the motion. The motion passed with Neal Barclay and Garry King voting No, all others voting Aye.

ROAD COMMITTEE: David Smith discussed that some road repairs are sinking again so he will request warranty work when he gets bids in the spring for other road work.

PARKS AND CLUBHOUSE: Neal Barclay reported that we need to get more rock for another pad for trailer parking. We have received ~10 trailer forms. There are still some dilapidated trailers parked in

the lot. We need to isolate and red-tag them, and give public notification for residents to claim them. There are currently no reservations for the clubhouse. Neal is awaiting a concrete quote from Gavino Garcia for the Pickleball Ct. There is a water leak in the Clubhouse that Neal will fix.

ACC REPORT: Joe Rangel presented that there is nothing new from last month.

DEED RESTRICTION VIOLATION: n/a

OLD BUSINESS: The Landing Spring BBQ will take place May 25, 2024. The POA provides the meat and the residents bring the side dishes.

NEW BUSINESS: It was decided to keep the February 17 Board meeting on that date even though Melinda FitzGerrell cannot attend that day. As per HB614, we need a published schedule of POA fines. The Finance Committee will review the fines and propose a schedule of fines.

OPEN DISCUSSION: Squatters have become an issue in other neighborhoods where homes are left vacant for long periods of time. Be aware of your surroundings in the neighborhood.

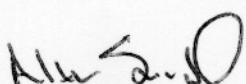
ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be February 17, 2024, at 9:00 a.m. at the Clubhouse.

ADJOURNMENT: David Smith made a motion to adjourn the meeting. Sharon Mills seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:28 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented Accepted as corrected



Alton Smith/President

ACTION ITEMS:	RESPONSIBLE	TARGET DATE
First draft of Business Plan	Bob Eubank	2/17/2024
Send Communication to ACC regarding grievance	Melinda FitzGerrell	1/22/2024
Send list of properties to Tax Attorneys	Janice Billeck	2/17/2024
Develop a POA Schedule of Fees	Finance Committee	2/17/2024