

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.  
SPECIAL MEETING - BOARD OF DIRECTORS MEETING  
June 5, 2023**

**CALL TO ORDER:** Alton Smith, President, called the Special Meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 2:58 PM.

**PRESENT:** Alton Smith, David Smith, Garry King, Joe Rangel, Neal Barclay and Janice Billeck

**ABSENT:** Sharon Mills and Bob Eubank with notice.

**VISITORS:** Judy Carlson, Brandon Chambers, Marjory Pulvino and Kim Smith

The purpose of this Special Meeting was to discuss the feedback from John Wentworth's request to speak with The Board at the May 13, 2023 meeting. Mr. Wentworth said that he felt harassed and he felt threatened. He shared that he was fearful from the threat of legal actions over property that he purchased last year by the ACC Committee. Based on this, The Board felt the need to discuss the problem with the ACC Committee.

Judy Carlson, ACC Chairperson, provided a summary of correspondence, notes of interactions and copies of the written correspondence with Mr. Wentworth and Ms. Culp. Judy also provided notes of interactions and copies of the written correspondence with the previous property owner.

Mr. Wentworth purchased the property in August 2022. There were several phone calls from the property owners to Judy prior to their first visit to the property. From Judy's point of view there were no hostile conversations from either side until May, when Mr. Wentworth called her and was upset about not having enough time to tear down the home. Judy said that he set the goals and was not able to meet them.

Mr. Wentworth said that he received a letter from Judy stating that there would be legal action if the property was not torn down and the Deed Restriction Violation taken care of. Judy provided a copy of the letter dated October 12, 2022. At that time the ACC Committee was taking care of Deed Restriction Violations and sent the letter to the property owner. It was determined that the letter was sent to the property owner to let them know that the property was in violation when he purchased the property. Mr. Wentworth had mentioned that he was trying to save as much of the lumber as possible and store it in the garage. Judy had mentioned to Mr. Wentworth that there was an unapproved revision/addition to the original building plan that the previous owner had made. This change to the building plan was not approved by the ACC and appears to violate the required set back lines for the building.

Judy Carlson has turned over the file for the property to Janice Billeck. A copy of this file will be attached to the minutes and become part of the record. The Board will continue to review the information and get with Mr. Wentworth to further discuss.

Judy Carlson asked for clarification on duties for the ACC.

Example 1: a property owner builds or extends a building from what was originally submitted without ACC approval.

ANSWER: Deed Restriction Violation

Example 2: Property owner clears a lot without approval of building plans.

ANSWER: Deed Restriction Violation

**ADJOURNMENT:** David Smith made a motion to adjourn the meeting. Joe Rangel seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:08 PM.

Respectfully submitted,

Janice Billeck/Secretary-Treasurer

Accepted as presented \_\_\_\_\_

Accepted as corrected \_\_\_\_\_



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Alton Smith/President

Janice Billeck  
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