

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 18, 2025**

**CALL TO ORDER:** David Smith, Vice President, called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 9:00 a.m.

**PRESENT:** Neal Barclay, Melinda FitzGerrell, Garry King, Joe Rangel, David Smith, John Slanina, Alton Smith (via phone)

**ABSENT WITH NOTICE:** Janice Billeck

**ABSENT WITHOUT NOTICE:** Bob Eubank

**VISITORS:** Judy Carlson

**VARIANCE HEARING: Shawn and Nicole Lee**

Shawn and Nicole Lee spoke regarding a request for variance to move an older mobile home onto their lots in Section 4. It is a single-wide, 66', 2-bedroom, home, which is now ~26 years old. They received a variance approval back on April 16, 2016 but were recently denied their request to move the mobile home onto their lots due to the age of the mobile home. Their parents sold the property where the mobile home is currently placed, and they have to move the mobile home off the property. The home will be a second home for them. They will put in a new septic system. The Board will consider their variance and make a decision after consulting with our attorney.

**COMMUNITY COMMUNICATIONS:** n/a

**MINUTES OF THE PREVIOUS BOARD MEETING:** Neal Barclay made a motion to accept the minutes for December 14, 2024. John Slanina seconded the motion. The motion passed unanimously.

**MINUTES OF ELECTION MEETING:** Garry King made a motion to accept the minutes as presented. Neal Barclay seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for December 2024.

**ROAD COMMITTEE:** David Smith noted that there is nothing new regarding the roads.

**PARKS AND CLUBHOUSE:** Neal Barclay reported that the clubhouse was used last weekend and the cleanup was good. He cut four trees down. Two others that look dead and have fungus growing on them may need to be cut down also, but he will wait until spring to see if they are for sure dead. Neal mowed around the trailers, and will make another pad for trailer parking. He also put a plastic cap on the hydrant by the pier.

**ACC REPORT:** The active application log was submitted. Joe Rangel reported that two porches were approved, and a septic system that is to be replaced. In the future, we need to add expiration dates on all ACC and Variance approvals.

**DEED RESTRICTION VIOLATIONS:** Garry King reported that there is one open item. The property is in Section 4. It has junk vehicles, yard hasn't been mowed, paint is peeling, and vehicles are parked in the right-of-way. The owner is multiple years in arrears in POA dues and property taxes. This property was not on the list we sent to Tyler, but we have sent a certified letter to the property owner. Certified letter was sent to Fori and the return receipt was received in the office.



We now have four files that we can forward to our attorney for further action. Joe will give them to Janice to send to the attorney. It is most cost effective if we wait to send four files to the attorney at a time.

Board members commented that it seems like our Attorney is not doing anything, or is moving too slow for our needs. It was questioned if we should ask the attorney to come before the board to address our questions, or we could form a committee to look for a new attorney.

**OLD BUSINESS: Property Owner Association (POA) dues.**

No finance committee members present for this meeting so we will push this discussion to the next meeting.

We will push back on the attorney to take out the Deed Restriction/Bylaw sections that we want removed.

**NEW BUSINESS:** n/a

**OPEN DISCUSSION:** Judy Carlson asked if the ACC should provide a thumb drive/electronic drive of each year's activities? Judy does not put all the backup documents in the file folders. We told her to provide the drive and we will store it.

**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be February 15, 2025, 9:00 a.m. at the Clubhouse.

**ADJOURNMENT:** Garry King made a motion to adjourn the meeting. Neal Barclay seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:02 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected \_\_\_\_\_

Alton Smith  
Alton Smith/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Financial Software Review	Janice Billeck	2/15/2025
Continue Dues Discussion	All	3/15/2025
Social Media Assistance	Janice Billeck	3/15/2025
Follow-up w/Atty on Variance	Melinda FitzGerrell	1/24/2025
Vote on Variance	All	1/28/2025
Send 4 DR Violations to Janice/Atty	Joe Rangel	1/31/2025
Follow-up on Atty Letters w/Janice	Melinda FitzGerrell	1/28/2025