

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 17, 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, Mark Carlson, Paula Carlson, Margie Pulvino, Kim Smith

COMMUNITY COMMUNICATIONS: n/a

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for July 20, 2024. Garry King seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for July 2024. Janice submitted in an email that The Landing Bylaws state that if someone is delinquent in their POA dues, they cannot vote, but the new Texas Property laws allow them to vote. **Bank Signature Cards-**It is required that the POA have three signatures for signing checks. Since Sharon Mills is deceased, a third person needs to replace her. Bob Eubank made a motion to add Melinda FitzGerrell as the third person on the Bank Signature Card. Garry King seconded the motion. The motion passed unanimously.

ROAD COMMITTEE: David Smith reported that the repairs made to Shoreline drive are failing and he will contact the road contractor to get it fixed. The right-of-way (ROW) mowing will take place before the Labor Day holiday. David has talked to the contractor about making sure the ROW is mowed properly, and to our standards.

PARKS AND CLUBHOUSE: Neal Barclay reported that Garry King primed the newly replaced siding at the Clubhouse, now it needs to be painted. John Slanina has joined the Parks and Clubhouse committee and offered to assist with painting the Clubhouse. Neal will be gone next month, but will leave the paint at the Clubhouse.

ACC REPORT: Culverts-The ACC is not sure what the process is for property owners wanting to put in a culvert since we currently do not have any written specifications regarding culverts. The ACC will direct property owners to contact David Smith when they want to add or replace a culvert and he will instruct them. The **active application log** was submitted. Garry King has applied for a building addition.

DEED RESTRICTION VIOLATIONS: A certified letter went out on July 25, 2024 regarding the property on Red Oak Ln that is in violation. The thirty days will be up on August 23, 2024. The Board needs to vote on what next action it will take if the violation is not remedied by the deadline. The next step would be to send the violation to our attorney to pursue a remedy through JP court. Joe Rangel made a motion to forward the violation party to The Landing attorney for legal action. Neal Barclay seconded the motion. The motion passed unanimously.

OLD BUSINESS: David Smith will contact Eddie Tajvari about an updated septic plan showing the new position of his proposed house. Melinda FitzGerrell suggested that we have a Taco Bar before the POA General Meeting in October. More details will be discussed as we get closer to the date.

NEW BUSINESS: **Entergy**-John Slanina mentioned that Entergy's Melissa Meachay is willing to come out to the neighborhood to discuss the multiple power outages we have had this year. She will also bring the Entergy operation leader to the meeting. David Smith made a motion to sponsor the Entergy meeting. John Slanina will put together a proposal for the meeting. Bob Eubank seconded the motion. The motion passed unanimously. **Electrical Safety**-John Slanina mentioned that Frank Morgan, Affordable Electric, has offered to come out and check grounding on boathouses. He will share Frank's contact information on The Landing Facebook page. **Governance and Compliance/Risk**-John Slanina mentioned that Lisa Schott is a compliance person and she volunteered to assess different areas of The Landing POA to determine where we can improve. The Board needs additional information regarding the scope of a compliance committee to determine if it could add value. John will ask Lisa to share at the next Board meeting what she envisions.

OPEN DISCUSSION: n/a

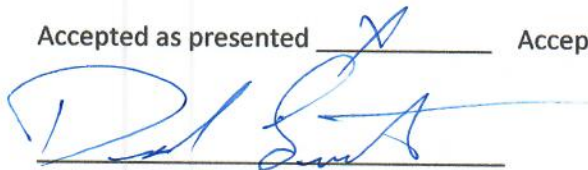
ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be September 21, 2024, at 9:00 a.m. at the Clubhouse.

ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. Garry King seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:56 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected _____



David Smith/Vice President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Share Frank Morgan's contact Info on the Facebook page	John Slanina	Sept 21, 2024
Contact Eddie Tajvari to get an updated septic plan	David Smith	Sept 21, 2024
Update Bank Signature Card	Melinda FitzGerrell	Sept 21, 2024
Entergy Meeting Proposal	John Slanina	Sept 21, 2024
Ask Lisa Schott to present scope of Governance Committee	John Slanina	Sept 21, 2024

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