

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**November 8, 2025**

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

**PRESENT:** Janice Billeck, Bob Eubank, Matt Everitt, Melinda FitzGerrell, Sal Gutierrez, Garry King, John Slanina, David Smith, Kimberly Smith

**VISITORS:** Jeffrey Klima, Liz Klima, Margie Pulvino,

**COMMUNITY COMMUNICATIONS:** John Slanina reported that a summary of the October 18 Monthly Board Meeting and General Meeting have been posted to The Landing website.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Bob Eubank made a motion to accept the minutes for the October 18, 2025 Monthly Board Meeting. Garry King seconded the motion. The motion passed unanimously.

Bob Eubank made a motion to accept the minutes for the October 19, 2025 Special Board Meeting. David Smith seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** The Treasurer's Reports were submitted and reviewed for October 2025. Janice Billeck reported that the total cost of the bulkhead work at the end of Landing Way was ~\$18,100; approximately \$2100 was for the dirt to backfill the bulkhead. We also had expenses for Mills' easement mowing, and repair of the Shoreline culvert. We received some overdue payments and sold four lots owned by The Landing for ~\$16,000, after expenses.

Janice asked if we wanted to get a Bank debit card for use on incidentals, but the cardholders are responsible. Melinda FitzGerrel mentioned that she did not want to be responsible for one, and suggested we setup a petty cash account instead. The Finance Committee will discuss this more and make a recommendation.

Janice requested payment of expense receipts of \$54 for Melinda FitzGerrell for the General Meeting food, and \$226.74 for Janice Billeck for food and office supplies. Garry King made a motion to approve the expenses. David Smith seconded the motion. The motion passed unanimously. Kim Smith questioned if there is a minimum amount for the pre-approval of expenses. Janice responded that no, there is not, but Texas Property Code states that reimbursement has to be approved.

**ROAD COMMITTEE:** David Smith reported that some trees fell down on Landing Way taking out electricity, but have now been cleaned up. The labor for backfilling the bulkhead on Landing Way was completed by property owners. Melinda will send a Thank You note to the residents that volunteered. Kim and Sal will re-start the in-kind discussion and report at the next meeting. David paid to have two flags posted at the Landing Way entrance. It is a fundraiser for the Trinity High School band. The flags



will be placed there for 7 holidays throughout the year and will be picked back up 2-4 days later. They cost \$60/year/flag. Several Board members volunteered to pay for the flags at the other entrances.

**PARKS AND CLUBHOUSE:** We need to ask property owners to make smaller piles at the burn pile since we are under a burn ban and cannot burn at this time. We also need more Burn Ban signs as we are down to two signs. Janice will ask Whispering Pines if they picked up our signs. Sal created a spreadsheet of the trailers parked behind the Clubhouse. We may want to publish it on EasyHOA so that owners can add their trailer information to it.

**ACC REPORT:** Sal Guiterrez reported that there is one new application. Also, the ACC is reviewing the formal denial form.

**DEED RESTRICTION VIOLATIONS:** Garry King reported that he has given verbal warnings to several residents regarding lawn mowing. We still have two residents with multiple violations; Fory and Degatis are repeat offenders. We need a procedure to deal with repeat offenders. Garry reported that the mail campaign has been successful in getting response from owners. Garry usually does not submit his expenses; e.g. postage, but John Slanina asked him to submit them going forward.

**NEW BUSINESS:** Garry King presented a POA management system called EasyHOA. Garry was a consultant for tedious, repetitive processes and has done lots of implementations. The Landing current system is entirely manual, with the Treasurer primarily making entries into a system for documentation purposes. Statistically, monthly billings are preferred, but we can't currently do that. EasyHOA is a Google platform, umbrella system, hosted in the cloud and backed up to the cloud. Garry recommends we have 3-4 administrators. We can import our data from QuickBooks. We can send messages to owners and Board members telling them that they have a message to view in the system. We can move away from using personal emails. Garry has used this system for 2.5 years from a user perspective. The company has been around for 17 years. Originally it was a system for owners of storage buildings. HOA Central was adapted from a property manager system. They have USA-based product support. It is priced based on the number of property owners; currently \$199/month for us. We also need to evaluate internet options for the Clubhouse. Bob Eubank pointed out that there are also some risks. When using a hosted system if the company goes out of business or sells, the new owners could raise the rates. Need to ask if they give our data back to use in the same format that we upload it to the system. An alternative is to get an open-source CRM that we manage ourselves. It would not have all these features. We would have our own data to import and export, and do our own backups. Janice Billeck reported that our costs for similar functions this year so far is \$1900. Garry King stated that setups for CRM would be huge for an enterprise system and would be ~\$150/mo. EasyHOA is one of many options and other POAs become more efficient with this type of system. Janice reported that crunch time for invoicing is in January. Garry reported that billing and accounting should be a fast process because we can import the data from QuickBooks, and the vendor committed to doing it for us.

**OPEN DISCUSSION:** Liz Klima questioned if EasyHOA has an electronic signature built in. Jeffrey Klima thinks it is a good idea to do EasyHOA; to build inhouse would be a bad idea. Jeffrey also has a flagpole to donate for the Clubhouse. Also questioned if an intermediate hot spot is an internet option.




**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be December 13, 2025, 9:00 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 10:21 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

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

  
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John Slanina/President

**ACTION ITEMS**

Send Thank you notes for dirt work

In-kind services

Internet options, Implementation Plan, Rollout

**RESPONSIBLE**

Melinda

Kim and Sal

**TARGET DATE**

12/8/2025

12/8/2025

12/8/2025