

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 21, 2025

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 9:01 a.m.

PRESENT: Janice Billeck, Bob Eubank, Melinda FitzGerrell, Garry King, Alton Smith, David Smith

ABSENT with Notice: Joe Rangel, John Slanina

COMMUNITY COMMUNICATIONS: Janice Billeck reported that she had a call from a property owner asking about a neighbor's property that has deed restriction violations and has harassed her in the past. Janice recommended that the property owner contact the sheriff's office.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for May 17, 2025. Janice Billeck seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for May 2025. Janice mentioned that the bank has a work order to link their new system to Intuit QuickBooks. Janice Billeck submitted receipts totaling \$109.36 for Community BBQ expenses. Alton Smith made a motion to approve payment of the expenses to Janice Billeck. David Smith seconded the motion. The motion passed unanimously.

Alton Smith reported that we appealed the Trinity County tax appraisal for the Clubhouse and the boat ramp lots and they adjusted the appraised values down to the lowest they can do as we are a non-profit organization.

ROAD COMMITTEE: David Smith reported that there was a tree down last week in front of the Clubhouse which was cleaned up.

Also, we have received quotes to repair the road washout down by the peninsula. Option 1 is to tie into the neighbor's bulkhead. Option 2 is to repair 100' of bulkhead. Neither quote includes repairing the road of any backfill dirt. We can backfill the dirt ourselves. We had two different companies give us quotes. Alton Smith suggested that we wait for the two absent Board members before we vote on the quotes, but the Board decided to move forward with a vote due to the urgency of the issue. David Smith made a motion to approve Option 1 for the road washout. Alton Smith noted that some years back the POA tried to protect that area by placing used concrete in the area. A neighbor across the cove complained about it being placed there and contact the TRA and Texas Parks and Wildlife, so we did not proceed with that option. Bob Eubank seconded the motion. The motion passed unanimously.

PARKS AND CLUBHOUSE: Alton Smith will continue manning the burn pile. It helps if it is not all piled high; i.e. separate into multiple, smaller piles.

ACC REPORT: The active application log was submitted. The ACC revised application form that includes time limits was reviewed. Bob Eubank made a motion to the forms as submitted. Janice Billeck seconded the motion. The motion passed unanimously.

DEED RESTRICTION VIOLATIONS: Garry King reported cleanup has started at the lot on the corner of Loblolly and Willow Oak. Also, cleanup has started on Landing Way Circle; the lot backs up to the owner's property in Glenhaven. There are several properties with ongoing issues and some of those have been sent to the POA attorney. July 1, 2025 is the date for people to get their yards/lots mowed if they are currently unmaintained. Garry King will work on guidelines for the Deed Restriction Violation committee.

OLD BUSINESS: Janice Billeck has received an offer on the S. Walnut POA-owned lot for \$8000. Alton Smith made a motion to accept the offer of \$8000. Bob Eubank seconded the motion. The motion passed unanimously. Revised Deed Restrictions: Janice Billeck reported that the Deed Restriction Committee met to review the updated Deed Restrictions and returned the feedback to the POA attorney. We should have the updates back next week. Attorney Search: Garry King reported that he found an HOA collections company that was referred to him by a Houston law firm. Garry will find out how much they charge for their services. Alton Smith noted that Willis Collections does a lot in Houston but their dues per house are \$10,000/year; out of our price range. Melinda FitzGerrell will ask Trinity Plantation who does their property management.

NEW BUSINESS: Janice Billeck reported that we have open Board positions for the October elections. Potential candidates include: Leo or Robin Ryza, James Burg, Sal Gutierrez, Kim Smith, the Klima's, John Banks. Neal Barclay's position may be filled at any time since he resigned.

OPEN DISCUSSION: Once the new Deed Restrictions are voted on then the dues can be announced. They will be signed, notarized, filed with the county and then announced at the General Meeting. The Memorial Day BBQ received positive responses. There were suggestions to make it later in the day but it's hard to accommodate everyone, so we'll just leave it at the same time. Also, it was suggested that we could sell leftovers to help offset the costs. Our first cornhole tournament was also successful.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be July 19, 2025, 9:00 a.m. at the Clubhouse.

ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:55 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented 

Accepted as corrected _____


Alton Smith/President

Melinda FitzGerrell/Secretary

ACTION ITEMS

DR and Bylaws Update
Bank/Intuit Link Update
Attorney Search
Deed Restriction Violation Guidelines

RESPONSIBLE

Melinda FitzGerrell
Janice Billeck
Committee
Garry King

TARGET DATE

7/19/2025
7/19/2025
7/19/2025
7/19/2025