

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

CALL TO ORDER: Alton Smith 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, Garry King, Joe Rangel, John Slanina, Alton Smith, David Smith

VISITORS: Anton Dach, Ernestine Dach, Kim Smith, Keri Slanina, Mark Carlson, Paula Carlson, Chaz Fitzpatrick, Judy Carlson, Kathleen Ross, Leo Ryza, Robin Ryza, Bambi Everitt, Connie Rangel, Jeffrey Klima, Liz Klima, Sal Gutierrez, Tom Norris, Allyson Chambers, Lisa Favalore, Mark Favalore, Gaye Barclay, Neal Barclay, John Ferguson

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for September 20, 2025. Garry King seconded the motion. The motion passed unanimously.

OPEN DISCUSSION:

John Slanina introduced himself. He mentioned that under guidance from legal counsel, the Board will not respond to Facebook posts. He mentioned that some comments were disheartening, but others made sense, and deserve further consideration. We believe we have some work to do, and we need volunteers to get adjustments made; e.g. plumbing and HVAC in secondary buildings, mentioned in the Deed Restrictions.

The Facebook discussion was in regards to property owners filing a grievance for an Architecture Control Committee (ACC)-approved project. They requested a formal process and the Board had to get legal guidance on the topic since none of the Board members had been through the process previously. Mr. Kerry Hagan, POA Attorney, said to go through the process that we followed. We will go through a side-by-side comparison; every bullet has corresponding documentation. We have to have a formal, documented, process in case the ACC does something that affects a property owner. We will talk about the timeline of the case. Our POA attorney was supposed to be in attendance, but had complications from previous surgery and cannot be here today. The Board has talked to the property owners affected and all property owners involved have no issue and think it is all resolved.

The Deed Restriction and Bylaw revisions have been in process for 3.5 years. We need 3 independent people, along with the Board and ACC to work with the committee to review these documents. If there is any amount of time you can volunteer, let us know.

The Board is hard-working and does a lot of work, but we are not perfect.

Jeffrey Klima stated that he sent certified letters and has not received a response other than the fact that it was received. He raised legitimate questions and the Board did not respond. Jeffrey wants trust and plans to get involved in the Board and committees. See attached notes from Jeffrey Klima.

Paula Carlson thanked Jeffrey Klima and the Board. She has two concerns, the plumbing & HVAC in outbuildings mentioned in the Deed Restrictions, and the quorum going from 10% to 10. She feels that 10 is too low and an overreach of the Board. Paula suggested that maybe 5% is better. Janice Billeck reported that many people do not live here full-time and it is a never-ending task to find people. The intent was not to limit people's voting power but to be able to meet quorum. We have 440 property owners and at 10% that is 44 members to meet quorum.

Judy Carlson raised governance and legal concerns over Board overrule of ACC approvals. She stated that it can affect property values and people need predictability. Judy will present an ACC plan to the Board next month. She is asking the Board to provide a written response from the POA attorney.

John Slanina responded that we must incorporate a formal grievance process. Two property owners have wished they had a formal grievance process. Only one person has filed a grievance in the last 20 years. Judy volunteered to help resolve the issue but doesn't want to sign an application approval, then have the project halted.

Tom Norris suggested that we post new Deed Restrictions/Bylaws on the website for 90 days for property owners to review prior to voting. He has an issue with the HVAC/Septic mentioned in the new Deed Restrictions. Maybe publish the financials on the website. He is happy that the Board can override the ACC.

Alton Smith stated that everything is transparent. Any property owner can look at the financials; they are reviewed every month during the monthly Board meeting. Minutes of every meeting are posted on the website and the bulletin board at the Clubhouse. Bob Eubank mentioned that the Landing website is not secured and may be seen by anyone in the world, which is why we must be careful with what we post out there. We may want to consider creating logins for website. John Slanina mentioned that Board members get spam emails and texts just from our contact information being on the website.

Gaye Barclay recommended posting the minutes on Facebook. Alton Smith responded that the Open Meetings Act says not to use Facebook for Board correspondence.

Klima mentioned that communications regarding voting didn't show electronic end dates.

Kathy Ross commented that communication on changes has been slim. She never received anything on the Deed Restriction changes. If they had been in place previously, they never would have bought here. Seems like there should have been notification. She volunteered George Ross to help with updates. The Board is willing to go over the Deed Restriction and Bylaws. The Deed Restriction Committee was formed in 2019 at the annual meeting.

Alton Smith mentioned that the previous Deed Restrictions were written in a permissive state and allowed for interpretation. Revisions were made to be in more definitive language and to stay in compliance with the property code. The POA attorney advised us to add it.

Neal Barclay was on the parks committee. Most of the dues' money was spent on the roads. We have very many people that don't pay their dues. Everything is on the up and up. Board members move limbs off the road and go out and do other things that we're required to do. It's a lot more to do than just the work at the Board meetings.

Judy Carlson recommended that we provide hard copies of the financial report to visitors of the meetings.

John Slanina presented the timeline for the activities surrounding Eddie Tajvari's home. Matt Everitt and John Slanina were the only two not on the Board at the time. Jeffrey mentioned that he is a people person and it doesn't mean that because he has an issue, that he's not happy. Going on Facebook was the last thing he wanted to do. John explained that once we received his letter, we had to have an executive session to review it, and seek legal counsel. We responded to Jeffrey that we received his letter and would get back to him. John presented a 28-bullet timeline to get through the one grievance. 1/20/24 the grievance was filed and Alton Smith stepped out of the process. Kerry Hagan, Attorney, came to the property site and met with everyone. Then came up with a solution that all involved property owners agreed to. This has been the only grievance on an approval; there have been many appeals though. As a Board, we are obligated to review what is brought before the Board.

Liz Klima stated that the root issue are the changes to the Bylaws. Jeffrey Klima mentioned that the Deed Restrictions just say garage with 5' setback and do not specify attached vs detached. The ACC said that it fit in with the Deed Restrictions, but then the Board got involved. Bob Eubank commented that we interpreted the Deed Restrictions, and agreed as a Board. It is a total misconception that the Board had something to do with it or that they were bias.

Recommend that we add the easement numbers to the ACC application form.

John Ferguson asked what is the setback for a detached garage. It is 5'. He also asked if Jeffrey Klima had to get any variances for any of his work and Jeffrey said no.

It was agreed that we need to document a formal grievance process. It may be that owners will need to get ACC approval then Board approval.

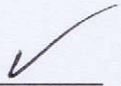
Anton Dach mentioned that the ACC and the architect of the home didn't have all the data. There was also a water well that must be 100' away, and the house had to be moved to fit the septic system in.

ADJOURNMENT: Bob Eubank made a motion to adjourn the meeting. David Smith seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:35 a.m.

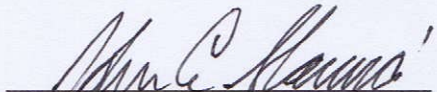
Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented



Accepted as corrected


John Slanina/President