

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 12, 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 9:03 a.m.

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

ABSENT with Notice: Neal Barclay, John Slanina

VISITORS: Judy Carlson, Natasha Rheeders-Butler, Charles

COMMUNITY COMMUNICATIONS: Janice Billeck spoke to Larry from Whispering Pines about their homes that are in The Landing. He advised that the homes are a perk to the golfers that have memberships at Whispering Pines and are complimentary to them.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for March 15, 2025. Garry King seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for March 2025. Janice mentioned that the bank has a new system and she is still working on the integration between it and QuickBooks.

ROAD COMMITTEE: David Smith reported that the S. Walnut washout has been fixed. The previous Shoreline washout wooden reinforcements are failing and it will need to be addressed. Other road repairs to consider are on Hickory and other roads in the neighborhood.

PARKS AND CLUBHOUSE: The community BBQ is scheduled for May 24.

ACC REPORT: The active application log was submitted. The ACC revised application form that includes time limits was reviewed. Wording needs to be added that the project has to start within x months after the initial approval date. Janice will ask the POA attorney how we handle past approvals and if we may implement the expiration dates on those prior approvals.

Janice Billeck, as the nominating committee chairperson, submitted a bio of Sal Gutierrez for consideration on the ACC committee. Bob Eubank made a motion to accept Sal Gutierrez as an ACC committee member. Garry King seconded the motion. The motion passed unanimously.

DEED RESTRICTION VIOLATIONS: Garry King reported that the new mobile home on Oak still has tents, and there is still a camper in use on Red Oak. Letters have been sent to these property owners. Garry will also look into a report of debris in a lot on the corner of Loblolly and Willow Oak.

OLD BUSINESS: Janice Billeck worked with Melinda FitzGerrell to set sales prices for the POA lots that we want to sell. Janice will put signs on the properties, and post them for sale on Facebook.

David Smith reported that he contact ProStar Waste about the amount of trash that is coming out of their trucks on trash pickup day. They will talk to their operators.

Janice Billeck reported that she filed the Management Certificate two weeks ago.

Brandon Chambers provided a report regarding the activity on the POA website.

Melinda FitzGerrell reported that we have a draft of the revised Bylaws and should have a Deed Restriction draft from the attorney soon.

NEW BUSINESS: The POA Spring BBQ will be held May 24 at the clubhouse. Melinda FitzGerrell will post an invitation on Facebook and send out emails.

OPEN DISCUSSION: Natasha Rheeders-Butler mentioned that their neighbor's septic is spilling over into their storm drain. She was advised to call Trinity River Authority or Trinity County.

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be May 17, 2025, 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 9:45 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓ Accepted as corrected _____

Alton Smith
Alton Smith/President

ACTION ITEMS

Updated DR and Bylaws

RESPONSIBLE

Melinda FitzGerrell

TARGET DATE

6/17/2025