

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF BOARD OF DIRECTORS MEETING**  
**February 21, 2026**

**CALL TO ORDER:** John Slanina called the regular meeting of The Landing on Lake Livingston Community Association, Inc. Board of Directors to order at 9:01 a.m.

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

**ABSENT:** Kimberly Smith

**VISITORS:** Judy Carlson, Margie Pulvino, George Ross

**COMMUNITY COMMUNICATIONS:** Janice Billeck was contacted by a property owner about the increase in dues. The owner has three lots and feels they are not getting the value as their lots have no drainage. The POA does not manage the drainage on lots. The property owner originally purchased the lots as unimproved land. They can do as other owners in the neighborhood have done which is install French drains or other drainage systems to rectify the problem.

**MINUTES OF THE PREVIOUS BOARD MEETING:** Melinda FitzGerrell presented the minutes from the previous meeting. Bob Eubank made a motion to accept the minutes for the January 17, 2026 Monthly Board Meeting. Sal Gutierrez seconded the motion. The motion passed unanimously.

**TREASURER'S REPORT AND FINANCE COMMITTEE:** Janice Billeck reported that we have not received a water bill recently. She will pay the usual monthly amount until we receive a current bill. Liability insurance is \$5823/year which is an increase of \$271 over last year. Janice will send the federal tax information to On-Point who does our taxes. She had to turn off QuickBooks online payments, but we will have online payments once again when EasyHOA is in place. Several property owners responded to the past due letters that were sent out.

**ROAD COMMITTEE:** David Smith reported that the road washout on S. Walnut has been repaired. The culverts on Landing Way are starting to collapse so we need to address those. The temperature needs to be at least in the low 70s before road work starts.

**PARKS AND CLUBHOUSE:** Sal Gutierrez reported that the clubhouse was used January 31, 2026, 12-8pm, and is also reserved for February 22, 2026, 9am-6pm. There is a drainage issue with the storage room in the clubhouse. Sal will request quotes; one for gutters and one for a French drain to address the issue.

**Flag Pole:** Sal purchased the flagpole for \$108 from Harbor Freight. Matt Everitt will look in the Spring Harbor Freight store for the solar light kit to go with it. We need volunteers to help install it.

**Burn Pile:** Alton Smith and Neal Barclay manage the burn pile for us, but right now we are under a burn ban.

**Outdoor Bathrooms:** The outdoor bathrooms were being used by the utility crews and were very messy. We have asked the clubhouse cleaning crew to clean those bathrooms when they clean the clubhouse. It will cost \$25/bathroom to include it in the monthly cleaning. Sal Gutierrez made a motion to add the bathroom cleaning to the clubhouse cleaning at a cost of \$25/bathroom. Bob Eubank seconded the motion. Eight board members voted in favor of the additional cost, one opposed. The motion passed.

**ARCHITECTURAL CONTROL COMMITTEE (ACC):** Judy Carlson sent out the application log. Judy reported that the Hillcrest mobile home on N Walnut is on track. Judy is following up on applications that have been outstanding a long time. Roy withdrew his garage application. Eddie Tjavari's home will start April 1, 2026. They will put up a

temporary fence between the Dach's home and the work zone. The fence was originally approved 60' from the bulkhead, but it will have to be modified because a privacy fence is not permitted to go that far down. Judy pointed out that the Deed Restrictions do not match the time limits on the ACC application forms. Sal Gutierrez commended Judy on her response to property owners for answers to their questions.

**Crowell Shed Variance:** The Crowell's had a shed delivered that was mistakenly positioned within the rear setback area and are requesting a variance to let it remain in its current location. Side setback of 5' is met but the shed is 1'3" from the rear lot line. Bob Eubank made a motion to approve the variance. Garry King seconded the motion. The motion passed unanimously.

**DEED RESTRICTION ENFORCEMENT COMMITTEE:** Garry King created a letter of notification for fines. Several property owners have been sent letters for infractions. Some clean up their mess but then revert back to being messy. The Board requested that we include all dates since we have so many repeat offenders. Garry mentioned that property owners have a right to a hearing with the Board. We will move the fines assessment to start April 1 and add something to the website announcing the new fines. John Slanina will write something up to post.

**Abandoned Property:** Janice Billeck called the Sheriff to conduct a welfare check. They told her that there is no one there and that the door was unlocked. The POA can go in and secure the property if we choose. David Smith suggested that we have the Sheriff present if we do that. Janice will contact the sheriff's office to get an updated status on the owner before we make an attempt to secure the property.

#### **OLD BUSINESS:**

**Deed Restrictions and Bylaws Committee:** David Smith reported that the committee is meeting today to continue revisions. The committee will review the changes with the Board before sending them to the attorney.

**Management Certificate:** Melinda FitzGerrell presented the updated management certificate. Bob Eubank made a motion to accept the updated certificate. Garry King seconded the motion. The motion passed unanimously. John Slanina will take the document to get it notarized.

**EasyHOA Software:** Garry King reported that Janice Billeck and Kim Smith are still working on the accounting portion. The existing records were a mess and it has taken many hours to get it all in order. The GoDaddy website will be retired April 1, 2026 and will be replaced by the EasyHOA website at <https://easyhoa.website/thelandingonlakelivingstoncommunityassociation/home>

There is little public information out there on the website. All the information from the GoDaddy website is there. The fillable forms are out there. ACC printable forms are out there.

We need all property owner's email addresses to give them access to EasyHOA. They will be able to check the status of their account online, participate in surveys, cast votes, and submit ACC forms. We will need to send a letter out to owners that have not provided us with an email address.

Janice met with accounting yesterday, and she has to add the deposits since January 1, 2026 to EasyHOA. EasyHOA doesn't talk to our bank, but it should be fine.

Judy Carlson has a lot of historical property files on a flash drive that she can provide to us.

Soft launch of EasyHOA is scheduled for March.

The POA Board has different access than the property owners. The ACC will have access only to ACC records.

We need a template for the Clubhouse invoice to pay online to reserve the Clubhouse.

Once a fillable form is submitted via EasyHOA, the committee member will be sent a message.

Garry King needs a copy of the Certificate of Insurance and a Welcome Packet for new property owners to put on the website. Janice has a welcome letter that she will provide.

**Internet:** Fiber optic cables are still going in. Janice heard that Timber Bay has it. Garry King has Starlink Mini that he is willing to loan the POA temporarily.

**NEW BUSINESS:** David Smith questioned if the Board is still looking for a new POA attorney. We have not formally talked to anyone about that. We have existing issues we need to wrap up with the current attorney before

switching. We set a goal to resolve business with the current attorney by the end of June and start a search for a new one 2026 third quarter.

**OPEN DISCUSSION:** Janice Billeck reported that she spoke to the county about the Release of Lien for Burg. They recommended that we sign a new one and file it with the county. She is also trying to get the money from the state of Texas. John will sign the release of lien in front of a notary and return it to Janice.

**ANNOUNCEMENT OF THE NEXT MEETING:** The next meeting will be March 21, 2026, 9:00 a.m. at the Clubhouse.

**ADJOURNMENT:** Bob Eubank made a motion to adjourn the meeting. Sal Guitierrez 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 \_\_\_\_\_

  
\_\_\_\_\_  
John Slanina/President

**ACTION ITEMS**

Fines Announcement  
Flag Light  
Contact Sheriff about Abandoned Property  
Sign Management Certificate  
Property Owner Welcome Letter  
Copy of Certificate of Insurance

**RESPONSIBLE**

John Slanina  
Matt Everitt  
Janice Billeck  
John Slanina  
Janice Billeck  
Janice Billeck

**TARGET DATE**

March 21, 2026  
March 21, 2026  
March 21, 2026  
March 21, 2026  
March 21, 2026  
March 21, 2026