

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 20, 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, Melinda FitzGerrell, Garry King, Joe Rangel, Alton Smith, David Smith

ABSENT with Notice: John Slanina

VISITORS: Judy Carlson, Paula Carlson, Mark Carlson, Jeffrey Klima, Margie Pulvino

COMMUNITY COMMUNICATIONS: Alton Smith reported that Eddie Tajvari will be starting his project next week. The Trinity River Authority (TRA) said that the septic permit may have expired so that needs to be confirmed.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for August 16, 2025. David Smith seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for August 2025. Janice Billeck reported that it was previously decided to keep the budget flat for the next 3 years.

ROAD COMMITTEE: David Smith reported that the bulkhead on Landing Way near the boat ramp has been completed. The dirt work portion of the project will start next Tuesday, September 23. Estimated cost is \$3000 to \$9000 for the dirt work. We did not have to tear up the road as expected but we may need more fill dirt.

PARKS AND CLUBHOUSE: Melinda FitzGerrell reported on John Slanina's behalf that the September Clubhouse rental went well.

ACC REPORT: The active application log was submitted. Judy Carlson presented the revised ACC Application forms for approval. A line was added saying that "All owner fees and fines must be paid in full." Also added wording "project to be completed 12 months from date of approval". David Smith made a motion to accept the revised ACC application forms. Bob Eubank seconded the motion. The motion passed with 6 in favor, 1 opposed. Judy reported that the ACC is transitioning to the new Deed Restrictions. In doing so, they want to have a process to get final Board approval for certain projects prior to them giving their approval to the property owner(s). Alton Smith recommended that the proposal be sent to the Board members for their review prior to taking a vote on the matter. Judy Carlson mentioned that the ACC has two pending applications, one of which she has a problem with the placement. The ACC will send the materials out regarding their proposed process.

DEED RESTRICTION VIOLATIONS: Garry King reported that there are three new violations. The lawn mowing letters were mostly successful. Garry will send registered mail letters next week to violators.

OLD BUSINESS: Final Revised Deed Restrictions: Janice Billeck received the registered version back from Trinity County.

Offer on Section 4, three lots: We received an offer of \$9000 for the three lots. Bob Eubank made a motion to accept the offer. The buyer will put rental mobile homes on the lots. He already has two in the subdivision. David Smith seconded the motion. The motion passed unanimously.

NEW BUSINESS: After presenting Matt Everitt's bio, Janice Billeck made a motion to accept Matt Everitt as a replacement board member for Neal Barclay's open position. Garry King seconded the motion. The motion passed unanimously.

Authorization is needed for the sale of The Landing owned lots. Bob Eubank made a motion to allow Janice Billeck to sign the contract and closing documents for the sale of the residential lots owned by The Landing on Lake Livingston. Garry King seconded the motion. The motion passed unanimously.

General Meeting: Janice Billeck is preparing a qualified voters list for the vote counters. We will setup tables and chairs a few days before the meeting. Robert Billeck will cook the pulled pork for the luncheon prior to the meeting.

OPEN DISCUSSION: n/a

ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be October 18, 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 9:42 a.m.

Respectfully submitted,

Melinda FitzGerrell/Secretary

Accepted as presented ✓

Accepted as corrected _____

Alton Smith
Alton Smith/President

ACTION ITEMS

ACC Operations Manual
Deed Restriction Violation Letters
Final In-Kind Rate Schedule
Clubhouse Use Fee Schedule
Deed Restriction Violation Guidelines
Schedule Website Meeting

RESPONSIBLE

ACC
Garry King
John Slanina
John Slanina
Garry King
Janice Billeck

TARGET DATE

11/15/2025
9/29/2025
11/15/2025
11/15/2025
11/15/2025
11/15/2025