

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 8, 2024

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 9:00 AM.

PRESENT: Neal Barclay, Janice Billeck, Bob Eubank, Melinda FitzGerrell, Garry King, Sharon Mills, Alton Smith, David Smith

ABSENT WITH NOTICE: Joe Rangel

VISITORS: Judy Carlson, Margie Pulvino, Lisa Schott, John Slanina, Kim Smith

COMMUNITY COMMUNICATIONS:

Melinda FitzGerrell reported that the Landing Picnic and BBQ was well-attended with approximately 70 people. Everyone enjoyed themselves and the food was all good.

Janice Billeck met with FEMA and is still working to get some help for the subdivision roads. She has also contacted Texas Representative Trent Ashby. Janice also signed up The Landing for tax relief through the Trinity County Tax Appraisal office.

MINUTES OF THE PREVIOUS BOARD MEETING: Bob Eubank made a motion to accept the minutes for May 18, 2024. Sharon Mills seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for May 2024. Janice recommended that we not setup CDs now that we need the money for our road repairs. Janice will take the four property owners that we want to pursue for past POA dues, to attorney Hagen.

Alton Smith proposed a one-time special assessment for road repairs. He will draft a motion for consideration at the next Board meeting. It will be a per lot assessment.

ROAD COMMITTEE: David Smith reported that three road washouts have been repaired; Red Oak, Shoreline and Oak/Pine. There are downed trees in the right-of-ways because the easements are still too wet to clean them up. He proposed a community clean-up weekend once the easements are dry.

PARKS AND CLUBHOUSE: Neal Barclay reported that Gary Rogers found some rotted wood as he was replacing the exterior siding. The boards have been replaced and new windows, provided by Neal, were put in. Gary will replace the windows on the left side of the clubhouse also, so that it is balanced from the street. Gary will also install gutters if Neal has some he wants to donate.

The burn pile is back down. Joe Williams is the only reservation for the Clubhouse at this time. Neal will fix the picnic table that has a broken bench.

ACC REPORT: The active application log was submitted.

DEED RESTRICTION VIOLATION: The new Deed Restriction Violation Notice form was reviewed. Garry King made a motion to accept the new form. Bob Eubank seconded the motion. The motion passed unanimously.

OLD BUSINESS: Melinda FitzGerrell, David Smith, Garry King met with Attorney Hagen and Eddie Tajvari regarding the easements on Eddie's property. Waiting on further action by the attorneys and property owners.

Janice Billeck mentioned the Attorney Hagen recommended having the Board provide some checks and balances over the Architecture Control Committee (ACC). We have to work within our Deed Restrictions in regard to timelines for approvals. We could have electronic approvals, but must have timely responses. We need further discussion to determine the best approach.

NEW BUSINESS: Melinda FitzGerrell mentioned that we need to start preparations for the Fall Newsletter which will be mailed out in mid-September. We must have the Newsletter content ready for Board approval at the August meeting. The annual General Meeting will be held October 19; Neal Barclay cannot attend that day.

OPEN DISCUSSION: n/a

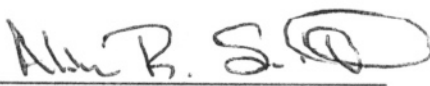
ANNOUNCEMENT OF THE NEXT MEETING: The next meeting will be July 20, 2024, at 9:00 a.m. at the Clubhouse.

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/President

ACTION ITEMS	RESPONSIBLE	TARGET DATE
Submit 4 property owners to Attorney Hagen for past POA dues	Janice Billeck	July 20, 2024
Each committee leader to submit content for the Newsletter	All	July 20, 2024