

THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 18, 2023

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 9:01 AM.

PRESENT: Alton Smith, Bob Eubank, David Smith, Joe Rangel, Sharon Mills, Neal Barclay and Janice Billeck

COMMUNITY COMMUNICATIONS: n/a

MINUTES OF THE PREVIOUS BOARD MEETING: A motion was made by Bob Eubank to accept the minutes for February 18, 2023, as presented. Sharon Mills seconded the motion. The motion passed unanimously.

TREASURER'S REPORT AND FINANCE COMMITTEE: The Treasurer's Reports were submitted and reviewed for February 2023. The Finance Committee will meet to work on the 2023 budget.

WATER BOARD: Sharon Mills reported that there was a meeting. The Water Board has put in place an oversight committee to improve all services.

ROAD COMMITTEE: David Smith is working on an appointment to have CCC come out and looking at problem areas throughout the neighborhood and to get quotes for repairs. The sinkhole on Walnut Drive has been resolved.

PARKS AND CLUBHOUSE: Neal Barclay reported that a reservation for April 1st has been booked. He will order some rock to eliminate the drop off at the patio. The tractor is broken again. Sharon Mills made a motion to look into selling the tractor. Bob Eubank seconded the motion. The motion passed unanimously. The security of the clubhouse and barn was discussed. It was determined that the locks should be updated and changed. Alton Smith made a motion that the locks and alarm code be changed. Bob Eubank seconded the motion. The motion passed unanimously. The signs at the boat ramp are faded and unreadable and will be replaced.

ACC REPORT: Joe Rangel submitted the ACC report from Judy Carlson, ACC Chairperson, for March. The Board voted to speak with the property owners first. It was determined from the meeting with the attorney that the function of reporting deed restriction violations should not be a ACC function. They can, however, report a violation to any board member, as a property owner.

Alton Smith – spoke with the homeowner about the trash under the carport and the trash can on the street. The homeowner is working on cleaning up and was very appreciative of the phone call. Suggestions were discussed and the disposal of the trash and agreements were made. The Board agreed to give the homeowner the opportunity to clean up without registered letters.

Alton Smith – A letter was received from a property owner in regard to maintenance fees and a statement of work performed at his residence. The Board has not authorized any repairs to any residence. A letter will be sent to the homeowner explaining the issues.

Bob Eubank – drove by the homeowner's to verify that the violation has been resolved. The violation was resolved, no future action required.

David Smith – visited with the homeowner and was granted permission to look at the violations in question. The homeowner was very receptive and appreciative of the offer of help to resolve the issues. As soon as weather permits volunteers will help the homeowner. No further action required.

ACC Report discussion: Review of the ACC request for a Deed Violation Committee. It was decided that Alton Smith will contact the attorney and validate the ACC vs Deed Violation Committee duties and their compliance with the Texas Property Code laws.

OLD BUSINESS: All action items assigned last month have been completed. Website information has been put on the website. Deed Restriction Committee has been tabled until the attorney verifies the voting rules to update the Deed Restrictions.

NEW BUSINESS: No report

ANNOUNCEMENT OF NEXT MEETING: The next meeting will be March 18, 2023 at 9:00 a.m. at the Clubhouse.

ADJOURNMENT: David Smith made a motion to adjourn the meeting. Bob Eubank seconded the motion. The motion passed unanimously. Meeting adjourned at 10:15 a.m.

Respectfully submitted,

Janice Billeck/Secretary-Treasurer

Accepted as presented _____ Accepted as corrected _____



Alton Smith/President

ACCTION ITEMS:

RESPONSIBLE

TARGET DATE