

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC,
BOARD OF DIRECTORS MEETING
January 18, 2020**

CALL TO ORDER: President Sharon Mills called the regular meeting of The Landing on Lake Livingston Community Association, Inc. to order at 9:00 a.m.

PRESENT: Sharon Mills, Lindsay Parker, Paula Carlson, Ronnie Gooch, Alton Smith, Neal Barclay, Karen May, David Smith and Ron Crone

ABSENT: None.

COMMUNITY COMMUNICATIONS: Nancy Due Shanafelt came to address the Board; she is running for Tax Assessor.

MINUTES OF PREVIOUS BOARD MEETING: Paula Carlson read the minutes from the December 14, 2019 meeting; Ronnie Gooch made a motion to accept the minutes as read; Alton Smith seconded the motion, the motion was passed by unanimous vote.

TREASURER'S REPORT AND FINANCE COMMITTEE: Karen May read the Financial Report for the board members and the DECEMBER 2019 Profit and Loss Budget vs. Actual, the Reconciliation Detail and Balance Sheet. Karen reviewed the budget for 2020, Ronnie said he needed additional money for the roads for the coming year, Karen will move some money from Parks and Clubhouse to Roads. Alton made a motion to accept the budget with the recommended adjustments; Ronnie seconded the motion, the motion passed by unanimous vote.

PARKS AND CLUBHOUSE: Ron Crone said everything is in pretty good shape; there is some lighting and electrical work that needs to be done at the Club house and some work in the store room as well.

ROAD COMMITTEE: Ronnie said the road repairs and culvert replacements are in progress and should be completed soon. The rock has been ordered and will cost another \$575.00. CCC worker's called Ronnie and told him they were having problems on Rosebud with the two dogs harassing them and preventing them from doing their job; he went over and watched to make sure they could finish safely. Property owner's need to contact the Groveton Sheriff's Office for issues with loose dogs 936-642-1424; this information has been added to the website.

ACC REPORT: Alton reported the RV in section 4 belongs to a renter (who is supposed to be buying the property), the owner has told him "not to worry about the deed restrictions". He told the renter that anyone on the Board could come and speak to him at his place of business. The owner has been sent a certified letter. The board is still looking for a lawyer to use regarding these ongoing issues with property owner's. Karen, Lindsay and Bill had met with a lawyer that was recommended a while back; they came back and discussed it with the board and it was decided at that time we would not move forward in putting him on a retainer. Ronnie said he had a friend that he could ask about a

recommendation for a lawyer; Alton asked that Ronnie get back to the board with any names before the next Board Meeting. The Board feels that Karen, Alton and Lindsay would be the best candidates to meet with the lawyer initially. A letter was sent to a property owner on Pecan regarding piles of trash on the property, the owner contacted Karen and told her she did not want anyone on the property and that it was being taken care of. Alton reported a possible septic problem on Oak to Trinity County, there is also a pile of trash outside the window of a home on Oak. Sharon said there is a property owner on Loblolly that needs a letter regarding old cars, he was sent two letters last year.

OLD BUSINESS: We will have a Chili Cook-off on January 18, 2019 at 5:00 p.m, we will need to have judges and Karen has a prize that she will donate, she will print a certificate for 1st prize. We will all need to be here at 4:00 p.m. to help set up.

NEW BUSINESS: Sharon would like us to have a "Deed Restriction" workshop at our next meeting, she will send each board member a section to review. Lindsay will check into what we need to do to change deed restrictions.

Adjournment: 10:23 a.m.

ANNOUNCEMENT OF NEXT MEETING: The next meeting will be February 15, at 9:00 a.m. at the Clubhouse.

ADJOURNMENT: Alton Smith made a motion to adjourn the meeting, Paula Carlson seconded the motion, and the motion passed unanimously.

Respectfully Submitted,
Paula Carlson/Secretary

Accepted as presented _____ accepted as corrected _____



Sharon Mills/President