

**THE LANDING ON LAKE LIVINGSTON COMMUNITY ASSOCIATION, INC,
BOARD OF DIRECTORS MEETING
May 16, 2020**

CALL TO ORDER: President Sharon Mills called the regular meeting of The Landing on Lake Livingston Community Association, Inc. to order at 9:05 a.m.

PRESENT: Sharon Mills, Lindsay Parker, Paula Carlson, Alton Smith, David Smith, Ron Crone and Neil Barclay

ABSENT: Ronnie Gooch with notice

COMMUNITY COMMUNICATIONS: Greg and Melinda Fitzgerald came to present their plans for home improvements and building a workshop on their property they own across the street. Plans have been given to the ACC committee for approval.

MINUTES OF PREVIOUS BOARD MEETING: Paula Carlson read the minutes from the April 18, 2020 meeting; Alton Smith made a motion to accept the minutes as corrected; Neil Barclay seconded the motion, the motion was passed by unanimous vote.

TREASURER'S REPORT AND FINANCE COMMITTEE: Karen May presented the Financial Report for the board members and the April 2020 Profit and Loss Budget vs. Actual, the Reconciliation Detail and Balance Sheet. She will be sending out another notice to the home owners that have not paid their maintenance fees for this year.

PARKS AND CLUBHOUSE: Ron Crone has received the first check from the Insurance company, he presented the bids for the roof repair/replacement from RCI \$10, 800, Big State whatever the insurance adjuster recommends and Contender \$8,900. He would like to get a couple of more bids, he thinks they are a little high. We will need to replace the roof on the Rest Room when we get the clubhouse work done as well. The barn roof was inspected also and there was some damage; but not enough to get it replaced. Ron would like to fix the basketball hoop, Sharon asked that he gets some bids to find out the cost.

ROAD COMMITTEE: Karen said they got the concrete moved off the shore by the boat ramp. She also noted that we did get the trailer repaired and it is now being stored in the barn. The ROW mowing will be started as soon as it dries out.

ACC REPORT: Alton said a several Property Owners have submitted plans for new homes; he is just waiting for start date and completion date from the owner's. Karen wanted to make sure that before the plans are approved that their maintenance fees are paid, Alton will send the names to Karen and she will check. Alton had a home owner submit plans for improvements to their existing home and another submitted a request for a new culvert, they have been approved. Alton asked Karen if she had been notified regarding some lot changes in Section 4, she said she had. Alton wanted to express his

appreciation for Ronnie's help with all the additional work related to the storm and everything that he does behind the scenes. Sharon said there were several people living in camper trailers on people's properties. It is against the deed restrictions to use a camper for a residence. Alton will send letter to the property owner's, we will also put something in the newsletter and on the website. There was a discussion regarding people who have company coming to visit and use the campers for extra space, should this be allowed? Sharon said there was a couple of home owner's that need a letter regarding deed restrictions. Alton said that anyone reporting deed restriction violations need to provide the lot number and address.

OLD BUSINESS: Alton and Lindsay gave us an update about their meeting with Attorney Kerri Hagan. He told them there was a new code "Property Code Sec 209" enacted in 2011, POAs are legally required to have; a Management Certificate filed with Trinity County that includes; The name of the entity, Board contacts, Bylaws, dues and deed restrictions, a Registered Agent (Lindsay Parker), a Books and Records Policy and a Payment Plan. All POAs in the State of Texas are subject to the Open Meetings Act and it needs to be included in the Books and Records Policy. He can put together the required documents for \$1500.00 plus the meeting cost of \$500.00 or we can do an Engagement Letter (put him on retainer) for \$2500.00. The Board will do the Engagement Letter and get all the documents completed to be current with the legal requirements. They also discussed updating the Deed Restrictions, Deed Restriction Violations and Maintenance Fee collections, which will be addressed once the required documents are completed.

NEW BUSINESS: There are four areas that have water leaks and Glendale has not repaired, Sharon will contact them again. The \$50.00 transfer fee for the change of ownership of lots will stay in place, it was instituted in 2011, it will need to be added to the Deed Restrictions.

Adjournment: 10:35 a.m.

ANNOUNCEMENT OF NEXT MEETING: The next meeting will be June 20, 2020 at 9:00 a.m. at the Clubhouse.

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

Respectfully Submitted,
Paula Carlson/Secretary

Accepted as presented _____ accepted as corrected _____


Sharon Mills/President