

Minutes of the ECROA Board Meeting July 22, 2025

1. Call to Order and Establish Quorum. Meeting was called to order at 7:04 p.m. at the Wilson County ESD #2 Emergency Services Building, Floresville, Texas. Board members present were Peggy Kimble, President, Matt Demmer, Vice President, Donna Nye, Secretary; and Penny LaMaestra, Linda Miller, and Paul Turner Directors. A quorum was established.

2. Welcome. The President welcomed the members to the meeting and read her instructions for speaking during the Open Forum portion of the meeting.

3. Approval of Previous Meeting Minutes. Board of Director meeting minutes from May 27, 2025 were read by the Secretary. Director Paul Turner made a motion to approve, seconded by Director Linda Miller and the Board voted to approve IAW Robert's Rules. Motion carried.

4. Treasurer's Report. The Treasurer was not in attendance and had not provided a current report.

5. Welcome Committee Report. No report was given.

6. Parks Committee Report. The Vice President gave a synopsis of the Parks Committee report (See Atch 1). The question from the last meeting as to whether there has been a request for a new contract bid for mowing the parks was answered "Not yet" as VP was unaware of what funds were remaining at this time in the repair and maintenance line of the budget. He thanked the member that was present for the work he had done cleaning up an area. There was more discussion regarding funds available in the budget for mowing.

7. ACC Report. No ACC report was given as the ACC Inspector was not in attendance. The Secretary asked the Board if they were ready for the ACC Violation Letters List to be published out on the new ACC page on the website, and the Board all agreed it was approved to be posted.

8. Old Business. The President said the old business issue of amount of funds available to clean the parks was addressed earlier during the ACC report discussion.

9. New Business.

9.1. There was discussion among the Board for the need for additional help with the election during the upcoming Annual Business Meeting. Currently, there are only two persons on the committee. A Director gave clarification as to what the composition of the election committee personnel needed to be, and also what votes needed to be counted -- either prior to the meeting or during the meeting. The Secretary asked if the Board had decided whether or not we were ready to send out ballots electronically to those members we had email addresses for to save as much as we could with printing and postage costs. The Board said yes, but it was felt more new ballot process decisions will need to be made in the very near future. There was discussion held about the lack of email addresses and the possibility the ballot could be posted out on the Next-Door ECROA group for voting purposes, but it was decided that was not feasible.

9.2. The President stated that our October Elections are coming up soon. We are requesting Candidates desiring to serve on the Board of Directors to submit the Candidates Form found on our website. Deadline for submission is September 10th. It was reported so far, we have not received any Candidate Forms.

9.3. The President noted a change to our non-meeting months. The update is there will not be a board meeting held now in July, September or December.

10. Open Forum. A reminder of the rules needing to be followed during the Open Forum were again given by the President.

10.1. Member1 stated he was attending this meeting to get a feel for the community involvement in our Association. He then asked about what happened about paying for mowing, and that it shouldn't have to fall on volunteers to always do it. The Vice President gave a short history of how the mowing and parks maintenance has mostly been done in the past by volunteers and just recently had been done for a short while by a contractor from the community. He explained the Board had tried to raise the dues at the last business meeting, but the majority of the members voting did not approve a rate increase. Member1 said since we are listing those in arrears on the website. Member2 spoke up and asked why we could list the violations and not those who are late on their dues. The Secretary clarified the issue as only violation letters issued will be listed on the website with no personally identifiable information, but not a list of those members who are in arrears on their dues. The Board explained we could not legally post regarding members who were in arrears. Member1 asked about the collections process. The Vice President explained we have a payment plan process and have been working with the attorney on the next steps in the collections process. The Secretary spoke up and said she had the numbers for those members in arrears if anyone wanted to hear them, and was told yes by the attendees. She reported:

- 223 collection letters sent
 - 76 late dues payments made (34%)
 - 147 owners missed the deadline (66%) (151 lots totaling \$26,597 in late dues)
- and the next step in the collection process will be taken soon.
- 3 payment plan applications were sent to requesting owners
 - 2 applications have been completed and approved by the Board
 - 3 reminders sent to owners to return paperwork
 - 1 payment plan agreement has been finalized and put in place.

Vice President mentioned the timeline for the full collection process is 4-6 months.

Director Linda Miller suggested we could possibly form a committee to help those members who are in need of assistance with their mowing.

Member1 then asked whether, because property taxes were being raised again, if we were planning on protesting the Association property taxes, and also what would happen if the Association did not pay the property taxes on the parks. He was told that was unknown by the Board at this time. The President noted that Member1's allotted three minutes was over.

10.2. Member3 asked if there was any movement on selling a park. He was told not yet as it was only indicated to do so by some members on the survey in February and a vote has not been taken. Member3 asked about the cost of the attorney sending out collection letters and was told the attorney did not send out the first round of letters, and it is unknown what the cost will entail when the attorney does send out the next letters. An inquiry has been made to the attorney, but

we have not yet heard back from him. Member3 asked how much is the attorney's hourly fee. The Board stated we do not know, but will find out. Member3 mentioned the Eagle Creek Ranch guy mowed for 7 years. He also inquired about results of the survey out on the website. The Vice President gave an explanation of the process needed to raise dues and make other changes to the By-Laws and more clarification was given by Director Linda Miller.

10.3. Member2 said she would like to see some community involvement with more community activities such as potlucks to help make members feel welcome. She suggested maybe members who lived near each of certain parks could get together rather than just one huge gathering of all members in order to get to know each other. She was told by the Board that was a great suggestion and could work during cooler weather. Member2 said we could get more members involved if we make it simple and easy, and possibly have a block party of some sort.

10.4. Member3 asked if anyone else had noticed how many houses are for sale. There was a short discussion on the issue.

11. Adjourn. There was a call for adjournment. A motion to adjourn was made by Vice President Matt Demmer and was seconded by Director Paul Turner. Motion carried. The meeting was adjourned at 7:42 pm.

BOARD APPROVED

August 26, 2025



DONNA NYE
ECROA Secretary

Eagle Creek Ranch Owners Association

Parks Report

Vice President – Matthew Demmer

Date July 22, 2025

1. Eagle Creek Ranch Blvd Park – Location – 111 Eagle Creek Ranch Blvd, Floresville, TX 78114
 - a) The water well has continued to service the park, and water continues to flow to the ponds at the Misty Bend Park.
 - b) There is still a tree that has fallen near the driveway along with several others near by that need to be removed as well.
Community member Bill recently (July 18) mowed the grass.
2. Eagle Ridge Dr Park – Location – 305 Eagle Ridge Dr., Floresville, TX 78114
 - a) The water well is pumping water, but it does seem that the pump is not pumping at a volume the same as the BLVD park. Since my last report there was some rise of the water level due to recent rains, but very minimal. I will continue to monitor the water level and let the board know if anything changes, but we might need to consider having the well pump checked out at a later date.
 - b) The grass is about 20-24 inches in height or higher in other areas and needs to be mowed for use of the park. The trees are ok but will need to be trimmed soon as well.
3. Misty Bend Park – Location – 104 Misty Bend and also includes 102 Eagle Ridge Dr, Floresville, TX 78114
 - a) Community member Lou mowed the trail and surrounding area on June 28.
 - b) Since recent storms there are more downed and dead trees that need to be removed around the picnic tables. The grass is 12-18

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(1 of 3 pages)

inches in most parts of the park and the trail needs the grass and a few trees trimmed back out of the way.

- c) The ponds seem to be doing well and the water level seems to be maintaining.



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4. Eagle Creek Ranch Blvd Entrance – Location – Highway 181 and Eagle Creek Ranch Blvd next to Oak Hills Community Church
 - a) Board member Paul Turner recently cleaned up this entrance.
 - b) Recently someone has cut down the dead tree in the second center section.
 - c) This entrance needs 1 tree removed, bushes trimmed and the grass mowed.
5. Eagle Ridge Drive Entrance – Location – Highway 181 and Eagle Ridge Drive
 - a) This entrance needs to be trimmed and trash picked up.



//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association

ATCH 1
(3 of 3 pages)