

**Minutes of the Eagle Creek Ranch Owners Association  
Board of Directors Meeting  
December 9, 2025**

**1. Call to Order and Establish Quorum:** The Board of Directors Meeting of the Eagle Creek Ranch Owners Association was called to order at 7:00 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Peggy Kimble, President; Donna Nye, Secretary (via telephone); Heather Vela, Treasurer; Penny LaMaestra, Paul Turner, Richard Frye and Joshua Cone, Directors. A quorum of the Board of Directors was declared.

**2. President's Greeting:** The President gave her standard greeting and instructions for the meeting.

**3. Approval of Previous Meeting Minutes.**

3.1. Board of Directors meeting minutes from August 26, 2025 were read. Director LaMaestra made a motion to approve, seconded by Director Turner. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Abstain, and Frye=No. IAW Robert's Rules, the motion carried.

3.2. There was discussion regarding the reading of minutes for approval at the meetings. Motion made by Director Frye and seconded by Director LaMaestra to acquire minutes for review prior to the meetings, to discontinue reading the minutes at the meetings, and only vote for approval/disapproval. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Yes, and Frye=Yes. IAW Robert's Rules, the motion carried.

3.3. The Annual Business meeting minutes from October 28, 2025 were read. Director Turner made a motion to approve, seconded by Director LaMaestra.

3.3.1. Prior to the vote on approval of the minutes, there was discussion regarding whether a Board member is allowed to serve on the ACC. It was noted that our By-Laws say that it is permitted. It was then reported there has been a change to Texas State Law which states a Board member is not eligible to be on the ACC, and State Law supersedes our By-Laws. Voting by the Board to approve the minutes: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Abstain, and Frye=No. IAW Robert's Rules, the motion carried.

**4. Treasurer Report:** The Treasurer report was read. The Treasurer gave a description on how she developed the annual budget. She reported she recently sent out a second set of dues reminder emails. She noted she had been asked about the requirement of requiring two signatures on each payment check issued by the Association, but that requirement had not been happening since the last President left. Director Frye made a motion to follow the By-Laws regarding needing two signatures on checks. The President stated we need to first vote on the Treasurer's report. Inquiries were made on the items in the report, and the Treasurer provided clarification. Both original motions were seconded by Director Frye. The President called on a vote for both motions. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Frye=Yes and Cone=Yes. IAW Robert's Rules, motion carried. The Treasurer said she will work on beginning the process for obtaining two signatures on the payment checks. (See report at ATCH 1)

**5. Welcome Committee Report:** No Welcome report was given.

**6. Parks Committee Report:** The Parks report was read. Motion made by Director Vela and seconded by Director LaMaestra to approve the report. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Yes, and Frye=Yes. IAW Robert's Rules, the motion carried. (See report ATCH 2)

**7. ACC Activities Report:** The President introduced a new member to the ACC, Louis Davis. Mr. Davis expressed some concerns about the lack of communication and structure regarding processes to do with the ACC. Director Frye stated his understanding is since the Board appoints the ACC members, then the Board

manages them, and based on the By-Laws, the Board is able to move people to the ACC. Discussion continued regarding the workings of the ACC and Board oversight.

## **8. Old Business:**

8.1. Discussion of yearly budget with regard to rental of equipment and volunteer cleanup of the parks was tabled until after dialog with the Parks Committee.

## **9. New Business:**

9.1. The new Board of Directors and a new ACC Committee member were welcomed.

9.2. The President wanted to reinforce the idea of not having disruption during the meetings and to keep it more sociable.

9.3. It was noted that Board members had an idea about having monthly board meetings less frequently. The President reported the actual numbers and average of member attendees from April 2024 through October 2025. Director Frye expressed his opinion that we should not base our meeting schedule on how many members attend. Director LaMaestra suggested having in-person meetings once per quarter and to allow others to join online at the same time. There was discussion regarding the different avenues online hosting can be done. Treasurer Vela suggested sending meeting agendas via email. A member made the suggestion to start posting the meeting information signs again and another member suggested having the church post the meeting info on their sign. It was noted similar topics had been asked of the church, but without any receiving any accommodation from them. Motion was made by Treasurer Vela to work on making the change to the meeting schedule and using other options for notification for members and seconded by Director LaMaestra. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Yes, and Frye=Yes. IAW Robert's Rules, the motion carried.

9.4. Director Frye brought up starting out our meetings with a prayer and the Pledge of Allegiance. Motion made by Director Frye to say a prayer and say the Pledge of Allegiance to both the U.S. Flag and Texas Flag at the beginning of each meeting. Motion was seconded by Director LaMaestra. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Yes, and Frye=Yes. IAW Robert's Rules, the motion carried.

9.5. The topic of the need to read the minutes at the meeting prior to voting for approval was noted and the issue was closed.

9.6. Discussion and motions about ACC activities:

9.6.1. Director Frye reported the ACC committee members numbers have been lacking for a while with only two ACC members, but the numbers recently are increasing. He noted the By-Laws need to be changed to reflect the current situation. Director Frye quoted the current By-Laws as saying a director can be appointed to the ACC Committee, but the President reported Texas State Law now prohibits a Board member to serve on the ACC. There was continued dialog regarding the need for the By-Laws to be changed and also how difficult it is to accomplish. Motion made by Director Frye that he be appointed to the Architectural Control Committee per current By-Laws language. Motion was not seconded, so no vote was taken. Director Turner stated he would like an opinion from the attorney. Discussion was tabled until research and information can be obtained. Director Frye stated he would amend his motion in the event that proof of Texas State Law superseding our By-Laws is provided.

9.6.2. Director Frye asked for and received the ACC Inspector's last five invoices and noted his concern with what he saw in the invoice numbers. Director Frye made a motion to stop paying the Inspector right now so we can get a better idea as to how much time it actually takes. Director Cone stated he does not see how much value we get out of the Inspector driving around and checking every week and recommended changing that to once per month. There was additional discussion regarding the processes used by the Inspector with issuing letters and subsequent receipts and documents. Treasurer Vela stated she had all the

financial records electronically, but does not receive the certified tickets. Secretary Nye stated she was not given the certified receipts either. Motion was not seconded, so no vote was taken.

9.7. Director Frye stated he would like to table the FELPS bill topic for the next meeting.

9.8. Director Frye stated his issues with the 2024 and 2025 ballots regarding being For or Against candidates and also a problem with having people on the ballots in error.

9.9. ACC Activities:

9.9.1. Director LaMaestra asked if the Board was going to have the Inspector stop with issuing letters and noted her personal opinion is the Inspector should not be personally sending out the letters, but rather whomever is performing administrative services for the ACC. Treasurer Vela suggested having the Inspector stop his activities until after the holidays. It was asked if the ACC has a Chair and was told there has not been one appointed. It was decided a joint meeting between the Board and ACC is necessary and will be scheduled in the near future.

9.9.2. Director Cone stated he feels the Association is not holding up to their responsibilities with regard to the common areas, i.e., parks and entrances, and has trouble with telling the ACC to make their notifications to properties with issues when the Association is not doing their job. Motion made by Director Cone that all ACC activities stop until after the joint meeting and we can then move forward. Motion was seconded by Director Frye. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Cone=Yes, and Frye=Yes. IAW Robert's Rules, the motion carried. Treasurer Vela will send an email notification and text to the ACC. There was conversation and brainstorming with other options to get park maintenance done, but no decisions were made at this time.

**10. Open Forum:** The President reiterated the rules for speaking during the Open Form.

10.1. Topics discussed during the Open Forum:

- a. Dues increase rules
- b. Texas State Laws website location
- c. Condition of mailbox areas
- d. Reading of meeting minutes and online meetings
- e. ACC suspension of all activities
- f. Opposition to disbanding the POA
- g. Update ECROA entrances with low maintenance option

**11. Follow-up to a member's open forum concern.** Director Cone made a motion to rescind previous motion to discontinue all ACC activities (9.9.2. above). Motion was seconded by Director Frye. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Frye=Yes and Cone=Yes. IAW Robert's Rules, motion carried. Motion made by Director Cone to suspend all activities with a cost associated with them. Motion was seconded by Director Frye. Voting by the Board: Turner=Yes, Cone=Yes, LaMaestra=Yes, Kimble=Yes, Vela=Yes, Frye=Yes and Nye=Yes. IAW Robert's Rules, motion carried.

**12. Adjournment:** Motion was made to adjourn by President Kimble, seconded by Director Turner. Voting by the Board: Kimble=Yes, Nye=Yes, Vela=Yes, LaMaestra=Yes, Turner=Yes, Frye=Yes, and Cone=Yes. IAW Robert's Rules, motion carried. Meeting was adjourned at 7:43p.m.

**BOARD APPROVED**

January 27, 2026

  
DONNA NYE

ECROA SECRETARY

## Eagle Creek Ranch Owners Association

Annual Treasurers Report as of December 9, 2025

Debts owed total \$-0-

The November 2025 checking account statements show:

|                   |              |
|-------------------|--------------|
| Beginning Balance | \$ 43,688.78 |
| Deposits, etc.    | \$ 3,250.13  |
| Checks, etc.      | \$ 2,395.79  |
| Ending Balance    | \$ 44,543.12 |

Checking account balance per QuickBooks as of 12/9/2025 is \$45,809.07

As of December 9, 2025, of our 641 residential lots there are:

38 lots overpaid for a total of <\$3,178.44>

130 lots that owe 1 year of dues for a total of \$7,765.57, these owners owe up to \$93.72 each **(this amount includes finance charges and resale certificate/title transfer fees AND current year dues)**

27 lots still owe 2 years of dues for a total of \$3,463.93, these owners owe up to \$158.50 each **(this amount includes finance charges and current year dues)**

78 lots that are more than 2 years past due for a total of \$29,433.46, these owners owe more than \$158.50 each **(this amount includes finance charges and current year dues)**

1 Invoice for judgement won in legal proceedings of \$2,500.

**Total AR as of 12/9/2025 is \$39,984.52 (down \$7,935.91 since November 1)**

We offer payment by credit/debit card and PayPal with a few payments made each way.

Respectfully submitted,  
Heather Vela, Treasurer

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# Eagle Creek Ranch Owners Association

## Parks Report

Vice President – Matthew Demmer

Date December 9, 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.
  - c) The grass needs to be mowed as it is 18-24” high.
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 has been a significant rise of the water level due to recent rains. 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 waist high in most of the park 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 cleaned up the area surrounding the picnic tables and mowed the edge of the walking path on November 11.
  - b) A few trees still need to be trimmed back out of the way.

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- c) The pond is doing well since the recent rains and has risen significantly.
- 4. Eagle Creek Ranch Blvd Entrance – Location – Highway 181 and Eagle Creek Ranch Blvd next to Oak Hills Community Church
  - a) I have noticed that someone has recently cleaned up this entrance and removed the tree that was previously cut down in the second center section.
  - b) This entrance still 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.

I would like to take this opportunity to formally say Thank You to those who have dedicated their time to improving the parks. I want to make sure that your effort does not go unnoticed and that it is appreciated.



//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association

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