

**Minutes of the Eagle Creek Ranch Owners Association
Board of Directors Meeting
March 24, 2026**

1. Call to Order and Establish Quorum: The Board of Directors Meeting of the Eagle Creek Ranch Owners Association was called to order at 7:02 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Peggy Kimble, President; Donna Nye, Secretary; and Directors Penny LaMaestra, Paul Turner, Joshua Cone and Richard Frye. A quorum of the Board of Directors was declared.

2. President's Greeting: The President informed community members present of the rules for speaking during the meeting.

3. Approval of Previous Meeting Minutes. Board of Directors meeting minutes from February 24, 2026 were read. Director Cone made motion to approve, and was seconded by Director Turner. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried. Director Frye asked what happened to rescinding reading the minutes, and that he was told no by the President but never got an explanation of Robert's Rules from her. There was a short discussion about sources available to get Robert's Rules of Order. Director Frye had a question about a member talking to him about mailboxes. Secretary explained she was basically thanking him for the help he gave her regarding a mailbox problem she was having. Voice vote was taken with Kimble, Nye, Turner, Cone and Frye voting "Aye" and LaMaestra abstaining. IAW Robert's Rules, the motion carried.

4. Treasurer Report: No Treasurer's report was given.

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

6. Parks Committee Report: No Parks committee report was given, but Director Frye reported the cleanup had gone well, but there is more to do. There are some dead trees we can get to now at the Boulevard Park and Misty Bend parks, members have been seen fishing and expressed their gratitude to be able to get to the bank now, and the walking trails are used a lot. He noted the Eagle Creek Ranch Boulevard Park and the Misty Bend Park each have the drainage for Aqua Texas, so maybe we could talk to them about buying the parks. They have a well on Windmill Trail. President Kimble said it was something we would need to talk to the attorney to see if it's feasible because our Incorporation states we will maintain the parks and if the POA goes under, then the parks are commissioned to the county. Director Frye said maybe we could ask Aqua Texas to help maintain the parks since they use them for flushing their system. President Kimble said we can research it and talk with the attorney. Director Frye he was just interested in new ideas to help maintain the parks. President Kimble noted if we received our tax-exempt status, we might get some help from the county. She then asked Director Cone about where he was with his process in getting tax exempt status for the POA. Director Cone said he was not ready to present a full report yet. He spoke about the different classes of exemption that he was still researching.

7. ACC Activities Report: No ACC report was given.

8. Old Business:

8.1 President Kimble said she had minutes from 2020 regarding the ACC inspector agreement which had also been provided by email to the board. She said she doesn't see anything about a formal agreement. Director Frye asked if she was receiving any correspondence from the ACC. She said that Sam said he would be at the meeting tonight and Lou could not make it due to work. She was told there were no new building improvement requests at this time. Director Frye said all this was tabled at the last meeting and he is concerned about the lack of participation by the ACC. He verified both Sam and Matt are still members of the ACC due to them still being listed as committee members on the ECROA website. He noted Sam had said, at the joint meeting, he would get the records from Matt, but we have not gotten any records yet and we need to know if any first letters have been sent. Last time he contacted Sam, he was told by Sam not to contact him anymore by email and he expressed his concern about the issue. Director Frye then suggested we go into Executive session to continue this discussion. He continued giving examples of things done in the past by the ACC and feels we need to get a handle on what's going on now.

Director Cone spoke up and said he seconded Director Frye's concerns, and there is no transparency and when we started asking questions, things got very quiet. His second issue is with the checks and if we are we still paying the inspector. Secretary Nye said there have been no checks to the inspector since December, so no, he is not being paid right now. Director Cone said the objective is to just get on the same page and send in a report. Secretary Nye said she "thirds" Director Frye's concerns and has brought up the same issues to President Kimble and asked how are we supposed to get anything from the ACC.

8.2 Director Frye made a motion to go into an Executive session to discuss ACC issues. Director LaMaestra seconded the motion. Voice vote by the Board to adjourn to the Executive session was unanimous. IAW Robert's Rules, the motion carried. The member in attendance left the meeting.

9. The Board went to Executive session at 7:30. Board returned from Executive session at 7:45.

10. New Business: No new business.

11. Open Forum:

11.1 The Member asked what is the relationship between the Board and the ACC. President Kimble explained we have several committees, parks, and etc. and the ACC is another committee who takes on the work that is more specified such as building permits. The ACC was created under the By-Laws and are a little more standalone and works independently more than the other committees. The Board does have the ability to appoint and dismiss ACC members. She voiced her concern about lack of hearing from the ACC after she was offered a ride-around with Sam. She also told her impression about the community

before she bought a home here. She asked if we do any fun things and was told yes, hayrides, hotdogs, etc. She mentioned there is a National Night Out. President Kimble said maybe she and Margaret could work on that when she gets back.

11.2 Director Frye asked to go back to the Treasurer's report and could the Board get a copy. President Kimble said she'd contact the Treasurer and get it. Director Frye said he had another issue to talk about in the future which is our neighborhood is aging. He would like to have the Board think of ways to reduce seniors' dues and gave some examples. President Kimble noted that our seniors are paying property taxes. The Member said she thought the dues were very reasonable, but maybe ask if they need help with yard work or etc., both elderly and disabled. The Board agreed that was a good idea and Director Cone proposed a brainstorming session sometime and maybe a longevity issue instead of age.

12. Adjournment: President Kimble called for a motion to adjourn. Motion to adjourn was made by Director Turner and seconded by Director Cone. Voice vote by the Board to adjourn was unanimous. IAW Robert's Rules, the motion carried. Meeting was adjourned at 7:55p.m.

Executive Meeting Summaries:

October 28, 2026 – The Board voted on Officers. (Results are posted on the website.)

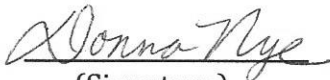
January 21, 2026 – Joint meeting with Board and ACC. Purpose for the meeting was specified. Questions were asked of the ACC and the ACC provided answers when possible. A short discussion was held regarding general procedures of the ACC. Conversation between the Board and ACC on how we can all do what is best for the neighborhood.

March 24, 2026 – General discussion and debate regarding how the ACC is executing their procedures. The specific performances of two ACC members were discussed, and decided to table any action until after more research on the issue. The President provided the Board instructions on Robert's Rules of Order regarding voting during executive sessions.

BOARD APPROVED

APRIL 28, 2026

(Date)



(Signature)

**DONNA NYE
ECROA SECRETARY**