

Minutes of the ECROA Board Meeting

May 27, 2025

1. Call to Order and Establish Quorum. Meeting was called to order at 7:01 p.m. at the Wilson County ESD #2 Emergency Services Building, Floresville, Texas. Board members present were Donna Nye, Acting Chair/Secretary; Heather Vela, Treasurer; and Penny LaMaestra, Linda Miller, and Paul Turner Directors. A quorum was established.

2. Welcome. The Acting Chair greeted the attendees and thanked them for coming, and noted an open forum for questions or comments would be held at the end of the regular agenda.

3. Approval of Previous Meeting Minutes. Board of Director meeting minutes from March 17, 2025 were read by Director Linda Miller. Director Paul Turner made a motion to approve, seconded by Director Penny LaMaestra and the Board voted to approve IAW Robert's Rules. Motion carried.

4. Treasurer's Report. The Treasurer gave the accounting report as of May 27, 2025. Director Paul Turner made a motion to approve, seconded by Director Linda Miller and the Board voted to approve. Motion carried. (See Atch 1)

5. Parks Committee Report. Director Paul Turner read the Parks Committee report (See Atch 2).

6. ACC Report. Matt Freeman, ACC Inspector, gave a report on recent ACC activities which included:

- a. Owner who requested 60 days to move in a new trailer and vacate house, and the request was voted on and approved.
- b. The issue with a business being run out of a residence has been resolved.
- c. A request for a pool installation was approved.
- d. A request for a privacy fence for security reasons (previous dog attack) was approved. Access for emergency vehicles and etc. has been addressed and established.

7. Old Business.

7.1. Email addresses status. The Secretary reported we currently have 258 email addresses on file. A test email was sent out on April 4th and we received 15 rejected email addresses, but have received a few new ones via our website sign-up form. Members were again asked to encourage their neighbors to sign up.

7.2. Management Resale Certificate and Transfer Fees. The Management Certificate, which was redone to correct it from a recent updated version, was signed, notarized and filed with the Court on March 26th.

7.3. Welcome Packets. Director Penny LaMaestra reported that two of the recent Welcome Packets recently sent out were returned. It was noted that, at a cost of \$10.00 each, the Board should continue to research sending the welcome information out electronically and/or posting links to all of it on the website to save funds.

7.4. Status of collection of late dues. The Acting Chair/Secretary reported there were 223 collection letters sent out April 29th and 30th with approximately 40 payments collected so far in May. The owners were given 45 days to either pay in full or request a payment plan, so deadlines are June 13th and June 14th respectively. We have had a couple of payment issues and we will be giving consideration on any others as they occur.

8. New Business.

8.1. Director Linda Miller described the proposed Texas House Bill 2013, aka "Chicken Bill", which is being voted on currently by the Texas legislature. It was discussed and, should it pass, our By-Laws will need to be updated to reflect the new policy.

9. Open Forum. A reminder of the rules needing to be followed during the Open Forum were given by the Acting Chair.

9.1. Member1 asked if the Parks Committee Report is made available to the members. The answer given was yes, it is made part of the meeting minutes and is published on the website. The member also asked the ACC Inspector if the trailer and house he reported on earlier were on the same property. The ACC Inspection gave her an explanation of exactly what was going on with that issue.

9.2. Member2 started a discussion with the other members regarding neighbors and tree issues.

9.3. Member3 asked if the Parks Committee was working on a mowing contract since the Association currently had \$26,000 in funds per the Treasurer. The Board told him since the Vice President was not in attendance, we did not know whether or not he had put out a contract request yet. The member also noted there were several downed trees which needed to be removed. The Board said the Parks Committee is aware of the trees as that was noted in the Parks report. More discussion ensued about the condition of the parks and also about the budget. At present, the Treasurer did not know the amount of funds allocated and approved in the budget for the parks, but will research it.

9.4. Member4 noted that according to the Treasurer's report, the numbers in arrears are going down. He asked if the collection letters were produced by the attorney's office, but was told no, the Board produced them after the letter format was reviewed by the attorney. He also asked if there was anything new or any conclusion to the civil lawsuit brought against the Board. After some discussion, it was noted that no, there has been no recent information from the Association's attorney regarding the lawsuit. He asked when the lien letters would be done and was told these original letters were the start of that process.

9.5. Member 1 asked if the Board had quit posting the Meeting Date-Time signs, and was told yes, we had quit posting them on the roadways as the information was listed in more than one place on our website. The member was told it was posted on the NextDoor app as well.

9.6. Member4 asked for an explanation of our current payment process as he was having trouble with his payment checks being returned by his bank because they were past the 90-day payment window. The Treasurer did some checking and replied that none of the payment checks the Association had deposited from him were past the 90-day limit. He will need to check with his bank as to why they returned them. The Treasurer recommended he find out from his bank

which exact checks they returned as being past the 90 days. He next asked who was now on the ACC and was given the names of the three people on the Committee. He noted he had listed on the sign-in sheet at the last meeting he would like to volunteer, but was told it couldn't have been at the last meeting as there was only one attendee at that meeting.

10. Adjourn. There was a call for adjournment. A motion to adjourn was made by Director Paul Turner and was seconded by Treasurer Heather Vela. Motion passed. The meeting was adjourned at 7:35 pm.

BOARD APPROVED

July 22, 2025

A handwritten signature in cursive script, appearing to read "Donna Nye".

DONNA NYE
ECROA Secretary

Eagle Creek Ranch Owners Association

Annual Treasurers Report as of May 27, 2025

Debts owed total \$-0-

The April 2025 checking account statements show:

Beginning Balance	\$ 25,545.84
Deposits, etc.	\$ 4,332.64
Checks, etc.	\$ 2,433.09
Ending Balance	\$ 27,445.39

Checking account balance per QuickBooks as of 5/27/2025 is \$26,734.68

As of May 27, 2025, of our 641 residential lots there are:

39 lots overpaid for a total of \$3,671.21

59 lots that owe 1 year of dues for a total of \$3,456.91, these owners owe up to \$67.90 each
(this amount includes finance charges and resale certificate/title transfer fees)

20 lots still owe 2 years of dues for a total of \$2,459.80, these owners owe up to \$128.07 each
(this amount includes finance charges and current year dues)

99 lots that are more than 2 years past due for a total of \$29,582.86, these owners owe more than \$128.07 each (this amount includes finance charges and current year dues)

1 Invoice for \$2,560.42 for judgement won in legal proceedings of \$2,500 plus late fees.
Litigation is still ongoing.

Total AR as of 5/27/2025 is \$34,388.79

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

Respectfully submitted,
Heather Vela, Treasurer

ATCH 1

Eagle Creek Ranch Owners Association

Parks Report

Vice President – Matthew Demmer

Date May 27, 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. The grass needs to be mowed soon to allow continued use of the park. It is approximately 18-20 inches tall as of this report.
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, but with the continued drought, heat and high winds the water level has fell again. 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 getting to be about 18-20 inches in height and needs to be mowed soon for continued use of the park. The trees are ok but will need to be trimmed soon as well.
 - c) Once I have the notice for people to contact the board I will get it posted at the park and start locking this park to reduce vandalism and trash being left in the park.
3. Misty Bend Park – Location – 104 Misty Bend and also includes 102 Eagle Ridge Dr, Floresville, TX 78114

ATCH 2
(1 of 3 pages)

- a) Several of the downed and dead trees have been removed around the picnic tables by our volunteer group. The grass is 18-20 inches in most parts of the park and the trail needs the grass and a few trees trimmed back out of the way.
 - b) The ponds seem to be doing well and the water level seems to be maintaining.
 - c) I have installed a piece of chain and lock to lock the gate. I have also posted the notice sign if residents need access to that area.
4. Eagle Creek Ranch Blvd Entrance – Location – Highway 181 and Eagle Creek Ranch Blvd next to Oak Hills Community Church
- a) This entrance needs 2 trees removed, bushes trimmed and the grass mowed.
 - b) Board Member Paul Turner has recently mowed the entrance and replace both the U.S. Flag and Texas Flag.



c)



d)



e)

ATCH 2
(2 of 3 pages)

5. Eagle Ridge Drive Entrance – Location – Highway 181 and Eagle Ridge Drive

a) This entrance needs to be trimmed and trash picked up.

- I want to extend a special thank you to Paul Turner for taking the initiative to improve to aesthetics of our community entrance.

A handwritten signature in black ink, appearing to read 'Matthew Demmer', with a long horizontal flourish extending to the right.

//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association