

**Minutes of the Eagle Creek Ranch Owners Association  
Board of Directors Meeting  
January 27, 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 7:00 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Peggy Kimble, President; Matthew Demmer, Vice President; Heather Vela, Treasurer; Donna Nye, Secretary; 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.** Board of Directors meeting minutes from December 9, 2025 were read. Director Turner made motion to approve, and was seconded by Director Cone. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

**4. Treasurer Report:** The Treasurer report was read. Treasurer Vela reported she has discovered she can send links to members who want to pay their dues via PayPal. She was asked if this was a free service and she replied that yes, there is no fee, and it should make it easier for members to pay their dues. She reported she will be sending out reminder emails again on the first of next month. Director Turner made a motion to approve the report, and was seconded by Vice President Demmer. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried. (See report at ATCH 1)

**5. Parks Committee Report:** The Parks report was given. Discussion was held regarding the condition of the ponds and whether repairs were needed. Vice President Demmer expressed his thanks to the members who have dedicated their time to improving the parks as it takes lots of time and effort to do so. (See report at ATCH 2). Director Frye noted he had received a bid for \$2,200 to take down and remove the dead tree at the entrance where the church is located. Mr. Jones, ACC, asked who the bid for the dead tree removal was from because he has a neighbor who does that. The process for submitting a bid to the Board was explained by Director Frye. Vice President Demmer described the work that will need to be done.

**6. ACC Activities Report:** Mr. Jones said there was nothing to report since the joint meeting. He said he has not yet met with the Inspector, but plans to do so this weekend and will get documentation from him and will pass it on at that time. President Kimble asked him to send it with both her and Secretary Nye as she is the one that keeps the reports.

**7. Welcome Committee Report:** No Welcome report was given. Treasurer Vela reported she had sent a list of new owners to both Ms. Tollefson, Welcome Committee, and Secretary Nye. Secretary Nye reported she had sent an updated list of new owners and name changes to Ms. Carroll, ACC, so she would be able to update the ACC spreadsheet with the current

owner information. Treasurer Vela said she has requested email addresses of new buyers from the realtors, and she noted some comply and some don't.

## **8. Old Business:**

8.1. FELPS electric bill. President Kimble asked the Board if anyone had any suggestions on how to manage the bill in order to decrease costs. Director Frye noted the bill runs about \$7,000 annually, and Treasurer Vela said it averages \$680 per month. Director Cone asked if the amount could be separated out in order to see exactly where the costs were. Treasurer Vela replied yes, it was possible in QuickBooks to itemize, but said she does not have access to the FELPS online site. She noted there were several fees that are charged as well which total a large amount each month even without any actual electricity usage. Discussion was held regarding the streetlights and costs, noting that each streetlight costs \$90 per month plus electricity. The Board discussed the possibility of installing solar lights, especially at the mailbox areas, and whether any permissions would need to be obtained. Director Cone noted we have a hard time just getting the grass cut, and felt we would have a difficult time maintaining solar lights. Question was asked if there was a charge to taking down the lights. Treasurer Vela said she thought FELPS would just shut off the light and leave the pole and light in place. There was discussion regarding if there would still be charges if the lights were shut off and if all the lights are currently working. Vice President Demmer said he agreed with Director Cone regarding trying to maintain solar lights, and at a minimum, we should just have lights for the mailbox areas. It was asked if the largest part of the bill was for the streetlights and was told no, the pond well pump units cost the most. Discussion continued about the number of streetlights and other types of charges. Secretary Nye noted we were paying for some FELPS costs where the lights are not functional such as at the main entrance for the sign and flags. Treasurer Vela said she would go back to the bills from the beginning of this fiscal year and separate out the costs that she can, and will give us an itemized list of costs from October to now. Question was asked if the lights are always on and the answer was no, they are dusk to dawn lights.

8.2. Rental equipment for cleanup of parks. It was noted Director Frye had provided the Board with a quote at the last meeting. Mr. Jones, ACC, gave a description of personal equipment he owns which could be used for park cleanup. The Board held a lengthy discussion regarding options and how best to manage the park cleanup. All were in agreement it should be a priority. Director Turner made a motion to approve the rental quote of \$838.36 which includes taxes and insurance, and motion was seconded by Treasurer Vela. She also noted she has an Ag exemption status which could be used to reduce the cost. More discussion was held regarding the logistics of the rental, payment options, and how to maintain afterwards. It was decided Director Frye would do the rental, run the equipment, and he would call Treasurer Vela to make the payment. Director Turner told Director Frye to let him know when he would be starting the cleanup and that he would also help. President Kimble called for a vote on the motion. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

## **9. New Business:**

9.1. Nomination for ACC Chair. President Kimble said she understood that Mr. Jones wanted to be considered for the ACC Chair position, but Mr. Jones said no, he was not interested. Vice President Demmer said he had spoken to Louis Davis after the last meeting regarding the ACC Chair position, and he made a motion to nominate Louis Davis for ACC

Chair. The motion was seconded by Director Turner. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

9.2. President Kimble noted we are in need of one more ACC member, and Rosemary Ellis in attendance may be interested. Ms. Ellis described her thoughts on how she would work on the ACC, but she needed to be given more information before she could decide. She noted some things such as the HOA staying active, helping to provide oversight, be more like a liaison between the ACC and the membership, lack of member participation in meetings, try to get more people involved, and property values. For her information, Vice President Demmer read By-Laws paragraph 2.1C which pertains to the ACC. Mr. Jones, ACC, gave her a synopsis of the ACC as he knows it. Decision on accepting the possible new ACC candidate will be tabled until next meeting.

9.3. New Park Entrance signs and enclosed bulletin boards. Secretary Nye stated she felt since we are starting to get the parks cleaned up and in good order that we needed new signs for all three parks so they could be easily identified. She also said she recommended installing enclosed weather-proof bulletin boards at each park in order to post appropriate announcements and information helpful for our members, such as how to access the parks when they are locked. She reported she had done some research on the bulletin board types available and gave the Board an overview of costs from \$50 to \$200+ for each. She proposed this would be something the Board could discuss further and possibly approve at a later meeting after research could be completed and provided to the Board. Director Frye gave a description of the condition of the sign at the walking trail. There was a short discussion on the template for the signs and if there were currently signs up at all the parks. Vice President Demmer said he would look into what signs cost and will provide a picture to the Board. Secretary Nye said she thought this would be a good time given the extra funds we currently have in the budget because of the collection of numerous past due amounts. Vice President Demmer gave a quick explanation regarding why there appeared to be a problem with access to the parks and said we were not trying to keep any members from using the parks but rather trying to keep out those who do illegal dumping when left open. Secretary Nye provided Vice President Demmer with a list of examples with costs of enclosed bulletin boards. Discussion followed regarding uses and locations for the bulletin boards. President Kimble called for a motion. Motion was made by Secretary Nye to turn over the research of the signs and bulletin boards to Vice President Demmer, and motion was seconded by Director Turner. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried. After the vote, a member inquired about the condition of the lights at the entrances, and said she had only noticed the lack of lights and entrance conditions when she recently had visitors. Director LaMaestra told her the sign had been painted and some wood replaced about five years ago. A short discussion arose about the general condition of the entrance signs. Director Turner said he would check the condition of the entrances' lights.

9.4. Increase Resale Certificate and Transfer Fees. Secretary Nye said she brought this up because she had done some research of HOA resale fees (\$300-\$375) around our area (The Estates of Eagle Creek, Abrego Lake, Bridgewater) and the average fees for Texas (\$200-\$400). It was noted our Resale Fees were lower than most, but our Transfer Fees were in line with almost all the others. It was noted it had been about five years since our fees had been changed. Treasurer Vela noted she felt our transfer fee of \$75 was fair, and reported

reported what she has to do with regard to creating the paperwork and collecting these fees. Secretary Nye suggested we do not need to take a vote on this issue tonight, but rather it be food for thought for a later discussion. Treasurer Vela said she felt a \$375 fee was too much, but maybe go with a \$250 fee instead. There was a short discussion on The Estates at Eagle Creek fees and ours. It was noted our fees for a Resale Certificate is \$150 and Transfer fee is \$75. Treasurer Vela said she was not sure if we could do it, but maybe we should have one fee for those owners who are in good standing and a different penalty fee for those who are late as those require more research to complete. Director Frye said he has a hard time with discussing raising fees (the resale certificate or transfer fee) before making progress for the better in our neighborhood. He stated that there have been comparisons made past and present to Abrego Lake and asked if anyone on the Board had driven through Abrego Lake lately. He stated that Abrego Lake does not have abandoned vehicles and trailers with furniture around. He also stated how are we going to say we're going to charge more for any fees when we haven't started to turn things around in our neighborhood. Secretary Nye said she mentioned it as another source of revenue that the Board can vote on without involving the entire membership. Director Frye noted we currently have 10-12 houses for sale and houses aren't selling right now, but that will turn around. The issue was tabled until a later date.

**10. Open Forum:** The President reiterated the rules for speaking during the Open Forum. There was only one question asked which was regarding clarification on our resale certificate and transfer fees.

**11. Adjournment:** President Kimble called for a motion to adjourn. Motion to adjourn was made by Director Turner and seconded by Vice President Demmer. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried. Meeting was adjourned at 8:11p.m.

**BOARD APPROVED**

February 24, 2026



**DONNA NYE**  
**ECROA SECRETARY**

## Eagle Creek Ranch Owners Association

Annual Treasurers Report as of January 27, 2026

Debts owed total \$-75.00-

The December 2025 checking account statements show:

Beginning Balance	\$ 44,543.12
Deposits, etc.	\$ 3,949.63
Checks, etc.	\$ 2,468.44
Ending Balance	\$ 46,024.31

Checking account balance per QuickBooks as of 1/27/2026 is \$47,329.71

As of January 27, 2026, of our 641 residential lots there are:

39 lots overpaid for a total of <\$3,405.84>

113 lots that owe 1 year of dues for a total of \$<sup>6</sup>7,742.68, these owners owe up to \$82.34 each (this amount includes finance charges and resale certificate/title transfer fees AND current year dues)

25 lots still owe 2 years of dues for a total of \$3,240.73, these owners owe up to \$159.27 each (this amount includes finance charges and current year dues)

75 lots that are more than 2 years past due for a total of \$28,453.84, these owners owe more than \$159.27 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 1/27/2026 is \$37,531.41 (down \$2,453.11 since December)

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 January 27, 2026

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. I will continue to watch 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 includes 102 Eagle Ridge Dr, Floresville, TX 78114
  - a) It appears a community member has cleaned up the area surrounding the picnic tables and mowed the edge of the walking path.
  - b) A few trees still need to be trimmed back out of the way.
4. Eagle Creek Ranch Blvd Entrance – Location – Highway 181 and Eagle Creek Ranch Blvd next to Oak Hills Community Church.

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- a) 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