

**Minutes of the Eagle Creek Ranch Owners Association
Board of Directors Meeting
February 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; Matthew Demmer, Vice President; Donna Nye, Secretary; and Director Joshua Cone. Director Richard Frye joined via telephone. A quorum of the Board of Directors was declared.

2. President's Greeting: The President did not give her usual instructions due to only one member in attendance.

3. Approval of Previous Meeting Minutes. Board of Directors meeting minutes from January 27, 2026 were read. Vice President Demmer 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.

The Member asked two questions for clarification on the minutes and her questions were answered by the Board members.

4. Treasurer Report: Director Cone asked a question regarding the Treasurer report provided and asked if we can get the checks that are received aligned to the budget. Secretary Nye answered yes, she has access to the account. Director Cone stated he was interested to see, based on the budget line items, what we are spending. The Treasurer report was read. Secretary Nye made a motion to approve the report, and was seconded by Vice President Demmer. Voice vote by the Board to approve was Kimble, Demmer, Nye, Frye "Yes", and Cone "No". IAW Robert's Rules, the motion carried. (See report at ATCH 1)

5. Parks Committee Report: The Parks report was given. Vice President Demmer reported that Director Turner had cleaned up the front entrance by the church about two-three weeks ago. (See report at ATCH 2)

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

7. ACC Activities Report: President Kimble gave a synopsis of the ACC report provided. (See report at ATCH 3)

8. Old Business:

8.1. Status of ACC Inspector duties. Due to no ACC member in attendance, discussion was tabled. It was noted the new ACC Chair was still getting ACC documentation together, and should be able to brief the Board soon. Further discussion was tabled.

8.2. ACC's Monthly Violation Notices Report (for website). Secretary Nye reported she had contacted Ms. Kathy Carroll regarding the monthly report and was told she had not received any data to add to the report since last July. Further discussion was tabled.

8.3. ACC documentation and receipts of certified mail letters. Due to no ACC member in attendance, discussion was tabled.

8.4. ECROA Agreement with ACC Inspector. Due to no ACC member in attendance, discussion was tabled.

8.5. Rental equipment quotes and status. Director Frye reported there is an update on the original quote of \$836.36 due to some miscommunication on the amount of time the equipment was needed. The new quote is \$979.45 and is for a smaller unit for a weekend. It has been reserved for March 13-15 and will be dropped off and picked up. He reported after he assessed the parks and had a discussion with the equipment company, it was determined there will be no trouble getting the equipment stuck in the current soft sand. He stated he feels confident he can get most of the cleanup done. He will need to get some of the gates open in order to get into the parks with the equipment. He would like it to be noted in the minutes and on the website that people who use the parks need to take the time to pick up the trash, especially on the walking trails. President Kimble asked for clarification as to when the equipment would be dropped off and was told Friday evening at the Boulevard Park and he would then drive it to the other two parks. He noted he had been in communication with Treasurer Vela about payment and she should come into the equipment office on Thursday the 12th to pay. Director Cone asked why he would be driving the equipment instead of trailering it and was told he does not have a truck that can pull it. He also noted he had talked them into dropping the \$200 delivery fee. Vice President Demmer said he would email Director Frye the gate codes. Vice President Demmer then made a motion to accept the new quote for the equipment and it was seconded by Director Cone. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

9. New Business:

9.1. Tax Exemption Process. Director Cone asked why we lost it, and President Kimble replied it was because the previous board just did not keep it up. It was asked of Director Cone if he would like to take on the process and he laughed and said "No", but then said he didn't want to have any undue charges made to the attorney. It was noted there is information out on the internet on how to apply and that both President Kimble and Secretary Nye said they had a copy of the previous Exemption Verification Letter they would give him. Director Cone was thanked for volunteering to take on the project.

9.2. Rescind the vote previously made regarding the reading of minutes for approval at each meeting. President Kimble said that, according to Robert's Rules, the secretary does need to read the minutes at the beginning of the meeting. Vice President Demmer made a motion to rescind a vote previously made by the board to discontinue the reading of the previous month's minutes, and we will resume reading the previous month's minutes at follow up meetings. Director Cone seconded the motion. Director Frye asked if there could be discussion on the motion and was told no by President Kimble as she doesn't believe there can be debate on rescinding a motion, but would allow Director Frye to if he wanted. Director Frye asked for clarification as to why it was being rescinded and was told it was per Robert's Rules 3.16. Director Frye said there have been things said in the past regarding our By-Laws and such, but he would like to look it up to see if it says that. He asked if anyone could email a copy of Robert's Rules where it says that. President Kimble said she would send him an email. Voice vote by the Board to approve motion was Kimble, Demmer, Nye, Cone "Yes", and Frye "Abstain". IAW Robert's Rules, the motion carried.

10. Open Forum: The President did not give her usual instructions since there was only one member in attendance.

10.1. The member expressed her concern about the minutes not being posted on the website for review prior to the meeting. She noted and understood why the minutes were read so fast during the meeting, but she had a hard time following them and that was why she wanted to know about the possibility of posting prior to approval. President Kimble said we could research the possibility. The

member said she wanted to mention she had asked about a mailbox issue and Director Frye had given her the information she was requesting, and she then received a fast response regarding the mailboxes.

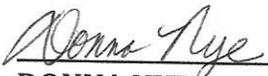
10.2. Director Frye asked for some clarification regarding the ACC issues in Old Business and was told that yes, everything from the ACC was tabled. He asked it be entered into the minutes that we are not getting the records we have requested from the ACC. He asked if anyone was requesting records from the ACC via email or other means and Secretary Nye told he she had asked for the ACC report of violations notices and Kathy told her she had nothing to send. Director Frye said he understood that, but he was interested in 8.3. regarding ACC documentation and receipts of certified letters. He wanted to know if anyone had asked for those other than him. Secretary Nye said it was at the meeting where Sam said he would get those from the Inspector when he returned. Director Frye noted Sam said he'd have them at the next meeting, but he didn't bring them because he was unable to get with Matt. He noted his concern as to whether or not we will get records, because at this point in time, we don't have any records from the ACC. President Kimble said she believed the new ACC Chair is working on it and it will take him a little time to acclimate himself to the processes. Director Frye said he understands we are trying to move forward, but Matt and Sam have been doing this since 2020, so there are a lot of records and documentation is potentially could be an issue. He noted there are many violations he has seen when driving around, a few of which are looking better. He asked how were we to know letters are being sent out. Secretary Nye said we don't unless we can talk to the Inspector.

10.3. Director Frye stated he just looked up Robert's Rules 3.16 and read what it stated. There was discussion about Robert's Rules and possibility of there being a difference in the editions being researched. President Kimble noted her copy was Edition 12.

11. Adjournment: President Kimble called for a motion to adjourn. Motion to adjourn was made by Director Cone and seconded by Vice President Demmer. Voice vote by the Board to adjourn was unanimous. IAW Robert's Rules, the motion carried. Meeting was adjourned at 7:43p.m.

BOARD APPROVED

March 24, 2026



DONNA NYE
ECROA SECRETARY

Eagle Creek Ranch Owners Association

Annual Treasurers Report as of February 24, 2026

Debts owed total \$

The January 2026 checking account statements show:

Beginning Balance	\$ 46,024.31
Deposits, etc.	\$ 2,984.56
Checks, etc.	\$ 1,467.66
Ending Balance	\$ 47,541.21

Checking account balance per QuickBooks as of 2/24/2026 is \$46,764.47

As of February 24, 2026, of our 641 residential lots there are:

39 lots overpaid for a total of <\$3,407.26>

109 lots that owe 1 year of dues for a total of \$6,534.40, these owners owe up to \$82.69 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 \$3,256.13, these owners owe up to \$160.04 each **(this amount includes finance charges and current year dues)**

75 lots that are more than 2 years past due for a total of \$28,487.55, these owners owe more than \$160.04 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 2/24/2026 is \$37,370.82

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 February 24, 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) Several trees around the picnic area appear to be dead and will need to be taken down as they pose a hazard to members using the park.
 - 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.

ATCH 2
(1 of 2)

- a) This entrance still needs 1 tree removed.
 - b) Board Member Paul recently mowed and trimmed a few of the bushes around the area.
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

ECROA ACC Report 24 Feb 2026

The ACC fielded two inquiries this period.

1. Inquiry by [REDACTED] Cherry Rdg. Member asked about the ability to place another home on the lot or possibly sub-divide the lot. Member was engaged and answered by ACC member Mr. Sam Jones. Mr. Jones relayed that the addition of a second home was not permitted by the deed restrictions and that sub-dividing was not a function of the ACC.
2. Inquiry by [REDACTED] S Palo Alto. Individual asked about erecting a metal building on their lot. I googled the address and drove by the lot. Informed the individual that they were not a member of ECROA but were in the Estates at Eagle Creek, I responded with this information to Mr. Freeman and the requesting individual. I also provided the requestor with a link to their POA website.

I will set up an ACC member meeting in the very near future and provide the board and ACC with a draft ACC Roles and responsibilities outline to review in the next week so that it can be discussed at the next board meeting.

//Signed//

Louis Davis

ACC Chair

ATCH 3