Minutes of the Eagle Creek Ranch Owners Association
Board of Directors Meeting
June 4, 2026

The Meeting was called to order at 7 PM. Donna Nye is presiding over the meeting tonight. Those in attendance are Director Penny LaMaestra, Paul Turner, Josh Cone, and Richard Frye. Heather Vela attended the meeting by phone. A quorum was established.

The Pledge of Allegiance to the US flag was recited by all in attendance.

Donna gave the greeting and is filling in as president as the current president resigned prior to today's meeting. The vice president was not unable to attend.

Minutes were read for April 28, 2026. Josh Cone made a motion to approve and Paul Turner seconded. The motion carried by a unanimous vote yes.

The treasurer's report was presented (See ATCH 1), and it was read by Director Frye. A motion was made by Director Turner to approve the report seconded by Director Cone. The motion carried after a unanimous vote yes.

There was not an official Parks committee report, but Director Frye reported that the Misty Bend park has more downed trees along the fence line and stated that we may consider wanting to close the park until it can be cleaned up so that it can be accessed without any issues. No action was taken.

The ACC report was given by Lou Davis. He stated there were five new requests made, and he is working on them. Mr. Davis also presented the inspectors roles and responsibilities, an updated Eagle Creek architectural request form and an updated architectural control committee letter that will be used to send to property owners if there is a noncompliance issue or restriction issue with their property. Director Frye thanked Mr. Davis for working on and taking care of updating the letter. Mr. Davis also provided a copy of a log sheet that the inspector will use when doing inspections in the neighborhood and also a log sheet to keep up with the status of letters that will be sent out to property owners. A motion was made by Director Turner to approve the roles and responsibilities and letter presented by Mr Davis. Which was seconded by Director Frye. Discussion from Director Cone was that if we see anything that needs to be changed with the letter or roles and responsibilities we be able to discuss and make any necessary changes at future meetings. The motion was passed by unanimous yes vote.

Rosemary Ellis of the Welcoming Committee gave a report on new people that moved into the neighborhood. She asked when the last report was presented. She stated that since April 16,2026 letters were sent out and two were returned. No new names have been given to the committee since January 23, 2026. She asked about how the information transfers from the treasure to the Welcoming Committee and noted that she recently moved into the neighborhood and has not received a letter and is not on the list and is wondering how the list has been updated. Treasurer Vela said she will look in customer files and work to provide current information.

8 Old business

8.1 Director Cone gave a report on the tax exemption status and stated that he is working on the process to get the tax exempt status reestablished.

Director Cone made a recommendation that the association reapply at the federal level as step one. Director Cone discussed that a franchise and sales tax exemption through the state is tied to the federal government. He inquired if applying for that would go through the treasurer or not. He had a concern about having good financial documentation from the ACC to go with the application. His recommendation is we apply at the federal level and when that's approved, step two we can send it to the state.

8.2 There was a discussion about restoring ACC inspector duties. Committee chair Davis stated that he and the inspector have not been able to meet with the previous chair. Mr. Davis stated that he's going to reach out and try to talk to the inspector again to ask if he wants to continue serving. If he does not then the committee will move forward with finding somebody else to perform the inspection duties.

8.3 There was discussion if the prior ACC chair and or inspector had turned over any documentation or receipts of certified letters that have been mailed out prior to Mr. Davis taking over. At the time of the meeting the current ACC and board have not received any documentation from the Former chair, Sam Jones or the inspector Matt Freeman.

9 New business

9.1 There was a discussion about the annual Talley Benefits insurance policy. The policy expired and the board is discussing whether or not to renew the policy. Director Frye stated that there are a lot of details in the policy. He stated it is not general liability insurance. He gave a short synopsis of his understanding of what he read in the policy. Secretary Nye gave some input about the policy also. Director Frye made a request to ask if the agent or agency could come give an explanation. Director Frye stated that he does not think that it's necessary for the Board to carry liability insurance because the board members are covered under the charitable immunity and liability act which states that board members who are volunteers are not responsible for any personal liability. Secretary Nye stated that it's her understanding that it covers the board in case a property owner sues the board. There was some more discussion about the policy and the board is going to try and get clarification about what the policy is actually for what it covers and if we actually need it. We may have the agent come to the next meeting and give a presentation about it or secretary Nye is going to try and get the information from the agent to give to us at the next meeting.

9.2 There was discussion about moving funds within the budget to cover projected expenditures. Secretary Nye referenced a budget spread sheet and discussed moving funds to cover the Park maintenance and entrance maintenance that may need to be done at this time.

Director LaMaestra talked about the maintenance of the parks. Director Frye stated that with the rain we've been getting the grass has been getting taller and thicker and he stated that it will take a little bit longer to perform the work that needs to be done. He talked about the quotes from three individuals that he emailed for the other directors to review. He stated who provided the lowest bid and amounts for each park.

A motion was made by Director Turner to move funds only as necessary the motion was seconded by Director LaMaestra. Discussion by Director Cone was brought up if this is for just the initial cut and are we going to come back and discuss it again for additional cuts. Secretary Nye stated that we should approve this through September which will take us to the next fiscal year. Director Cone asked if it was going to be for once a week or once a month The response was once a month. Director Cone asked if we want to give some variance since it's been a while since the bids were given. Secretary Nye suggested that we had an additional three hundred more in the event there isn't an additional charge because of taking longer to do the cuts since we've had more rain and more growth.

Director LaMaestra asked if the quotes included the entrances she was told by Director Frye that the entrances would be additional they were not included in the bid. The reason why the entrances were not included in the bid it's because a volunteer had cut the boulevard entrance and it did not need to be cut at the time of the bids. There was some more discussion about the status of the landscape at the entrances and how it would be handled in the future when the new fiscal year starts. Director Cone made a motion to approve the budgetary moves as presented by Secretary Nye Seconded by Director Frye. The motion passed by unanimous vote of yes.

9.3 The discussion about Park cleanup had been discussed previously when Director Frye talked about park activity during the Parks committee report time. There was more discussion about the maintenance mowing and the bids that were received by Director Frye. There was a motion made by Director Turner to accept the lowest bid for the maintenance mowing of all three parks submitted by Wesley Kotzur. Seconded by Director LaMaestra. The motion passed by unanimous vote of yes.

9.4 There was a discussion about continuing to work to collect unpaid dues. Secretary Nye stated that there was not much information on that as of this meeting. The board tabled this item until next meeting.

9.5 There was a discussion about the reposting of the red signs at the entrances. Director LaMaestra was the one that was handling that task. She stated there are 13 entrances. Director LaMaestra stated that she did not see the benefit in installing the signs prior to the meetings as it does not seem to have any effect on the attendance of the meetings. She stated that there are eight signs that have been installed in the past. There was some discussion by Director Frye about only posting at two or three entrances instead of all 8. Secretary Nye said she did a little research on having some small signs made and she stated they were approximately $30 each. Director Cone suggested that we do a flip sign. Director of Vela made a suggestion about placing a sign at the mailbox kiosks. Director LaMaestra stated that she will check to see if she still has the signs to see if they can be posted. Other directors in attendance stated they would help post the signs as necessary if we start doing that again. The item was tabled until we get a status from Director LaMaestra about the signs.

9.6 There was a discussion about installing solar lights at some of the mailbox kiosks. Director Frye stated that he emailed out some Day and night pictures for examples. He stated that somebody in the neighborhood has installed the solar light at one of the mailbox kiosks at Eagle Ridge and Misty Bend. you suggested that we install two lights one at the Eagle Ridge near

Misty Bend walking trail park and one more at the Eagle Creek Drive and 775 kiosk. A question was asked about the cost of the lights. Director Frye stated that the lights cost approximately $30 each. There was some more discussion about it and it was table until the next meeting. The item was tabled until next meeting.

10. Open forum

Secretary Nye read the open forum rules, and asked that those in attendance to abide by them.

An owner in attendance stated that the suggestion for the solar lights was a good idea. She also stated that putting up the signs about the meetings again would be helpful. She liked the idea of the flip sign. She inquired about the 181 auto business. She stated the lighting there is more because of the storage business.

Another owner in attendance stated that we should be careful about doing anything around the mailboxes before asking the Postal Service. He was informed that the owners association owns the structures that cover the mailbox kiosks. There was some more discussion about the mail boxes.

Another owner inquired where names are generated from for the new owners moving in. The owner was informed that the list comes from the treasurer. Heather Vela explained the process. The owner explained that she inquired before buying the property if all was clear prior to purchase. She also asked what the procedure is for filling the vacant presidency position now. There was an explanation given as to what the process is to fill that vacancy.

There was more discussion about the signs being posted.

11 A motion to adjourn was made by Director Turner seconded by Director Frye motion passed by unanimous yes vote. Meeting was adjourned.

BOARD APPROVED

June 23, 2026
(Date)

(Signature)
RICHARD FRYE
ECROA ACTING SECRETARY