

**Minutes of the Eagle Creek Ranch Owners Association  
Board of Directors Annual Business Meeting  
October 28, 2025**

**1. Call to Order and Establish Quorum:** The Annual Business Meeting of the Eagle Creek Ranch Owners Association was called to order at 6:14 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Peggy Kimble, President; Matthew Demmer, Vice President; Donna Nye, Secretary; Penny LaMaestra and Paul Turner, Directors (Heather Vela, Treasurer joined the meeting later.). A quorum of the Board was declared. A quorum of the ECROA membership was declared and the President thanked everyone for coming.

**2. Membership discussion regarding Ballot items.** The President noted the issues on the ballot to be voting on are: Directors, budget, and dues increase. She stated the rules to be followed for questions from the membership regarding only ballot issues. The President introduced the Elections Committee, Sarah Gella and Kitty Phillips. She then opened up the floor to questions.

2.1. Member asked if the folks on the ballot need to be in good standing in the community to be eligible to be on the ballot. The President said the requirements are in the deed restrictions and the by-laws. The member asked if everyone on the ballot is up-to-date with their dues. The Vice President replied yes, as far as we know, and we had consulted our attorney and was told according to new Texas Laws, no one can be denied being on the ballot for owing dues, as Texas Law supersedes our deed restrictions and by-laws. The member asked as to when dues are billed, when they are payable and wondered if that could be changed. The Secretary clarified the process as the dues are for October 1<sup>st</sup> through September 30<sup>th</sup> and are payable by September 30th for the next fiscal year's dues, so the dues are paid in advance for the next fiscal year.

The President asked for any additional questions regarding items on the ballot and there were none. It was noted we will wait then for the Election Committee to give us the results of the voting.

2.2. A member spoke up about in the past there was voting about dismantling the HOA. She also asked what percentage was needed to increase the dues. The Vice President explained the dismantling of the POA is a different thing, and we had sent out a survey when that question came up. He went on to explain to dismantle the POA or change anything in the deed restrictions, we need a 2/3 majority of the entirety of Eagle Creek Ranch which is 640+ lots. The member asked if the same requirement should be for increasing the dues, and the Vice President said the dues aren't locked into the deed restrictions but are established by the board. He continued to explain the process about the membership quorum needed at the annual business meeting. The member asked for more clarification regarding the need for 25 members voting and was told that requirement is stated in the by-laws for the annual meeting a quorum of members, not a quorum of the board, is 25 members who need to submit a valid ballot, and of those 25, 13 (or 51%) need to vote for it. The member asked when it would go into effect and was told next year on

October 1<sup>st</sup> and had this measure passed, you would receive the dues notification and it would show \$80 and plus any late dues currently owed. Director Paul Turner noted there is a letter posted on the website from the attorney regarding the POA and deed restrictions and said he had a copy if the member would like to review it. The member expressed her concern that there was not much participation by the membership. The Board was in agreement with that statement and the Vice President said that at any given board meeting held, there are only about five members who attend. He also noted we also have commercial lots in our neighborhood with their own specific deed restrictions.

2.3. A member asked how the deed restrictions are enforced and was told it was by the ACC. She asked if they see something, should they contact the ACC and was told yes that the committee members name as well are listed on the website as well as the inspector's phone number. Vice President gave an explanation of the process of inspection by the ACC and after 3-4 months if not corrected, they will notify the board of the violation for us to take action. The member asked what ACC stands for and was told Architectural Control Committee. The ACC is established in the by-laws and is a separate entity from the ECROA Board. The Vice President went on to say the ACC has a line item on the budget and the inspector gets reimbursed for fuel costs and mailing costs. A different member spoke up to say he saw posted on the website an area which showed tracking of the violations. A Director explained that we cannot impose fines like other HOAs and gave examples of other HOA items that are fined. He reiterated that until the ACC has sent the required letters and turned the case over to the board, nothing else can be done until the board turns it over to the attorney for legal proceedings. The Vice President said since we do not have a management company, all this falls on the volunteer board to manage, and noted that Abrego Lake members pay \$300 per year for their management company.

2.4. A member said while going through the budget that there are no funds in the parks cleanup area and could we explain that. The Vice President said we do not have any funds to clean up the parks at this time. The Secretary spoke up with an explanation that the Treasurer submitted the budget based on what we spent last year, so basically nothing was spent on mowing last year as it was all done by volunteers, so that's the reason why it has zero for that line item. The member said he sent an email inquiring if the board approved sending this out and was told yes, and said you are telling me now the Treasurer sent it out. The Secretary said no, the Treasurer submitted it to the board, we discussed it, we made some changes to what she submitted, and the board did agree on the revised budget. The member asked if anyone was here from the ACC and it was noted there was not. The member asked how we know the inspector takes 3-4 hours to drive around. The Vice President said because I spoke with him personally. The member asked how many people were on the ACC and was told three. The member asked if the inspector was a committee member now and inquired who were the committee members and listed off the two names on the website. He was told there was one more committee who did not want to be listed on the website and was just officially added to the committee last month. The member stated that the by-laws say there needs to be at least three committee members, but we only have one so we really don't have an ACC. The member also noted the by-laws say a

director can be appointed to the ACC and an officer can be appointed to the ACC. The President stated those appointments had been superseded by Texas Law. The member expressed his concern that the ACC is overloaded and we should get some more people. The Present noted we are continuously seeking volunteers for the ACC as there are at least three notices fulltime on the website asking for volunteers. A Director asked if anybody wanted to volunteer and one member said he would and another spoke up and said he did volunteer, but that the member (who brought up this topic) sent all the busywork to the committee and he didn't have time to volunteer and had to back off. He went on to say that was why people don't volunteer because of people like him. The member said we need a report from the ACC and gave examples of what he sees as violations in the community, and asked how do we know the letters are being sent. The President asked if the member brings it to the attention of the ACC when you see the violations. He said he sends emails and went on to say there is no phone number listed any longer on the website except for the Treasurer's. The President stated that the inspector's number is still on the website.

2.5. A member said he noticed on the budget that the dues amount income shown is almost exactly equals the same as the proposed \$80 per lot times 641 lots (= \$33,600) and wondered why we could use an amount which has not yet been approved. The Treasurer gave an explanation as to the budget amounts derived from both regular dues and past dues that have come in recently and what we are expecting to come in before it goes in for legal action. The member stated we need a better breakout on the budget and could that be done. The Treasurer stated she doesn't go in every month to separate out the items, but it could be done. The member said the budget should be more clear and less broad. The Vice President spoke up to address the maintenance of the parks. He noted that last year when the dues increase was on the ballot, he got quotes for mowing at \$500 per one cut per park. And cost per year for two cuts per month would be \$6,000-\$7000. He said for the initial cleanup (downed trees, debris and etc.), each company quote was \$5,000-\$6,000. We are trying to make the parks usable and safe by mowing the areas around the picnic tables and walking trails. He said he felt like it wasn't fair that the volunteers who do the mowing pay their dues and why should they also have to maintain the parks too, and that the responsibility shouldn't fall on good standing members.

2.6. Member asked if there was water at the Misty Bend Park and was told there is not a well there. The member said with all the debris, he would not be comfortable burning there after the burn ban is lifted. A member asked about doing a controlled burn. The Vice President said he could ask the fire department in that we are fortunate they let us use their building for our meetings free of charge, but there would be trouble if during it another fire comes up because they would have to leave the controlled burn. Another member said she had called the station on 181 and was told they could come with a two-hour notice, but they didn't say anything about having to leave. Vice President said we would have to coordinate some additional equipment before we could do that.

2.7. The member began by thanking the board for volunteering and understands how difficult it can be. She then asked why Aqua Texas (a rep spoke before the meeting started)

couldn't be asked to install waterlines in the parks. The Vice President spoke from experience that 30 years ago, waterlines were \$1.00 per foot to install and no telling what the cost would be now. We would have to pay for the installation, water meter installation and would also incur additional water charges. The member wanted to know if we had asked them and was told no, we have not, but we can ask the question. The Vice President was asked if the well pumps were working at the parks right now and he gave a quick report.

2.8. A member asked about how many complaints we have received about the condition of the parks. A Director answered "quite a few", but says the issue is people want it mowed, but they don't want to pay for it, so my wife and try to keep up the entrances. He went on say that at the meetings, someone will say I'll mow it; I have a tractor, but then we don't hear from them again. He said we don't know exactly how many complaints. The Vice President said members can go to the website and download the Articles of Incorporation which outlined the board was established to maintain the parks. Another member spoke up and said they had been here 32 years and the rates have not increased. They said they thought they heard that if a certain percentage of the members wanted to, we could close/sell the parks. It was reported that only 14% of the eligible lots voted in the last election. It was noted by a member that they had never seen selling the parks on a ballot. It was explained it was on a survey last year, not the ballot.

2.9. A member brought up the budget again saying there was nothing in it for mowing and apologized for coming in late to the meeting due to not knowing what time it started. She stated the ACC is not performing what they are supposed to be doing. She did note it was not a board problem, but rather an ACC problem. She asked why we could not take some money from their budget, which they don't use anyway, and move it over to the parks. Another member asked her how she knows they are not doing anything, and she replied because I see the issues in the neighborhood and see the grossest negligence in the ACC. The crosstalk was halted by one of the Directors so as to get back to the ballot issues.

2.10. Member made a point of order and stated he would like to go back to the parks and about last year's \$17,000. He gave a example of renting equipment for a rough cut. He said in a weekend, all the parks can be cut with a brush hog and can be rented for the weekend for one price, but he is not going to pay for it. He said that is his suggestion to get the parks into shape. He was asked if it came with an operator and he indicated he would do it. Another member interjected she felt the funds should go to biggest issue of the parks. She said the budget is not being spent on where it should be which is the parks, and money should be moved around to do that. She noted we are spending a lot of money on inspections. She expressed her frustration about the ongoing cycle of dues, budget and parks, and feels we should deal with the main problem and have those that want to use the parks be the ones to mow them. She wants to fix the problem by allocating money in the budget for the parks.

2.11. Member said she thought the survey indicated that the majority of the people who answered the survey did not care about the parks. She said that the board said 98% of the

write-ups had been fixed and the others had been given letters. She noted that the Texas Law had just changed and it was now required to have 90 days between each letter. The Secretary asked if the membership wanted to hear the numbers from the survey, and she read the final results.

2.12. Member stated the by-laws say we must maintain the parks, but do we have a definition as to what "maintain" means and also were the wells there when it was first created. He said, if not, then get rid of them. The Vice President corrected his statement by indicating it was not in the by-laws, but rather in the Articles of Incorporation outlines we have to maintain the parks, but it does not outline what the maintenance is. The member said he has been here for 33 years and the wells have been here and are the most expensive thing we've had, and if there's no definition then we cannot be held accountable, and it means they should be left in their natural state. The Vice President says he has a hard time volunteering on the board and asking members who are in good standing that he also needs their help for the parks that they may not use. He also said he appreciates the offer for equipment to be rented and volunteering to clean up the parks if can get it all figured out. A member said maybe those who said on the survey they used the parks are the ones who go and mow it. The Vice President posed a question to the membership – if you pay your dues and your dues are to maintain the parks, and you want to use the park but it is not maintained, is it fair to you? Another member said she had been here 30 years too and early on the parks were always maintained by volunteers, but now that we have gotten older, we cannot do it anymore. (Several members were talking over each other regarding issues and suggestions about the parks' problems.) The Vice President said we are just trying to do what we are required to do when it was established. He noted the demographics of our community have changed. We have younger people with young kids who cannot make it out there any longer, and an older generation who maintained them before but cannot do so any longer. He again described our options of keeping the dues at \$60 a year and not maintain the parks we are supposed to maintain, or do we try to raise the dues in order to hire a company or rent equipment, but how do we maintain that longevity of maintenance throughout the years without also raising the dues. He is open to any answers that doesn't require anyone else's time that they already paid into, because you are asking for volunteers to do something they have already paid their association to maintain. A member said she had the answer which was to move money out of another area and into the mowing budget. She also said then why don't we take the other member's suggestion of turning it into a wildlife area. The Vice President said a wildlife area is not a park. There was much back and forth discussion about wildlife areas versus national parks and etc. The Vice President brought up specifics about what all is maintained in our parks and that not all of the 10-15 acres are mowed. A member spoke up and said she had gone back to the original developer plans and it shows two parks with water and the third is a park without water. She also reported that the Aqua Water company came and asked to use the third park as an overflow area and created that pond. The developer also drilled a well there to supplement what Aqua was putting down. The Vice President said he knows the upper one feeds into the lower one which is where the well feeds into. The member

reiterated that pond was not in the original developer's plans and it was only established as a park. A Director spoke up and said that during one of the discussions we've had with the attorney was said if someone buys property and there's water on the property, if there is a park next to it and it has a pond and somebody changes the water on that property, then they are liable for the depreciation of that property and the legal fees. (There were numerous members talking over each other regarding the legal aspects of turning off the water.) The President asked the group to quiet down.

2.13. The Welcome Committee reported that in the past expensive welcome packets were sent out to all new owners, but now it has been changed to only a one-page letter is sent out which saves us a considerable amount of money. She noted she gets the information about the new owners from the Treasurer who gets it from the realtors.

### **3. Election Results:**

- A. Budget passed. (For 43 -- Against 36)
- B. Three candidate Directors for the Board were elected:

Heather Vela  
Richard Frye  
Joshua Cone

NOTE: Penny LaMaestra was inadvertently listed on the ballot as a candidate for Director, but had been previously elected during last year's December election. Her term runs from FY 2025-2027.

- C. Annual Dues Increase failed. (For 32 -- Against 36)

**5. Adjournment.** Motion was made to adjourn by Vice President Matthew Demmer, seconded by Director Paul Turner. Motion carried. Annual Business Meeting was adjourned at 7:16p.m. Board moved into Executive session to vote on Board officers at 7:33p.m.

NOTE: The newly elected Board of Directors met in executive session after the Annual Business Meeting was adjourned and voted on the Officers for the Board as specified in the By-Laws.

Results:

President – Peggy Kimble  
Treasurer – Heather Vela  
Director – Penny LaMaestra  
Director – Richard Frye

Vice President – Matthew Demmer  
Secretary – Donna Nye  
Director – Paul Turner  
Director – Joshua Cone

*Boat  
Approved  
Peggy Kimble  
Dec 9th 2025*  
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