

Minutes of the ECROA Board Meeting January 28, 2025

- 1. Call to Order and Establish Quorum.** Meeting was called to order at 7:00 p.m. at the Wilson County ESD #2 Emergency Services Building, Floresville, Texas. Board members present were Peggy Kimble, President; Matthew Demmer, Vice President; Heather Vela, Treasurer; Donna Nye, Secretary; and Penny LaMaestra and Paul Turner, Directors. A quorum was declared.
- 2. President's Greeting.** The President informed community members present of the rules for speaking during the meeting (see Atch 1).
- 3. Approval of Previous Meeting Minutes.** Meeting minutes from December 7, 2024 were read by the Secretary. Mr. Demmer made a motion to approve, seconded by Ms. Kimble and the Board voted to approve IAW Robert's Rules. Motion carried.
- 4. Treasurer's Report.** The Treasurer gave the report as of January 28, 2025 (See Atch 2). Mr. Demmer made a motion to approve, seconded by Ms. Kimble and the Board voted to approve IAW Robert's Rules. Motion carried.
- 5. Report of the Welcoming Committee.** There were two new welcome packets sent out January 27th. There have been no other packets sent out since November 8, 2024. The Treasurer will provide the committee with any new owner's information as soon as she has been notified when final sales have been filed. Mr. Demmer made a motion to approve, seconded by Ms. Kimble and the Board voted to approve IAW Robert's Rules. Motion carried.
- 6. Parks Committee Report.** The Vice President gave the Parks Committee report (See Atch 3). A Director said she would make the new signs needed for the Eagle Ridge Drive and Misty Bend Parks. The Director went on to thank whomever has been mowing around the signs as it makes her access to repost signs much easier. He reported that those who request access to use the parks are probably not the ones that are leaving all the trash and debris, so locking the parks does help out with that situation. The Vice President reported he set up a virtual meeting on January 15th for those that volunteered to help with the parks at the December annual meeting. He had only two people show up. He said he currently has no Park Leads or volunteers to help. He is not sure as to the reason they withdrew their support, but supposes their concern could be because they do not want to be recognized as volunteers on our website or elsewhere. He will try to set up another meeting.
- 7. ACC Report.** No report was provided by the ACC.
- 8. Old Business.**
 - 8.1. Final status of Election.** Election results were previously reported in the reading of the Annual Meeting minutes.
 - 8.2. Volunteers.** (Addressed in the Parks Committee Report)
 - 8.3. Budget Vote.** The Budget did not pass, so we are planning a Special meeting for February and notice will be sent out as to date, time and location.
 - 8.4. Electric Costs.** Question had been asked regarding our electricity costs and it was noted it was for lights and pumps. The Welcoming Committee Chair asked if the streetlights were being monitored to make sure they were all working, and she was told yes, they are.

9. New Business.

9.1. Electronic Ballots. Discussion ensued about the feasibility of sending electronic ballots versus USPS mail. This will have to be researched to see if it can be done and if the membership would agree to using electronic ballots if we are able. It was asked if new "Special Election" signs will need to be made and posted and the answer was yes, and they should be posted 10 days prior to the meeting.

10. Open Forum. (Instructions for being recognized were restated.)

10.1. Member 1 asked if the legality of video recording of the meetings could be researched. He stated that in the property codes audio recordings were allowed. He asked a second question - if the Association needs a written video recording policy. He asked a third question - if the Board automatically sends out a payment plan to those owners who are delinquent with their assessments and asked for clarification about payment plan process. He asked a fourth question - as to whether the lawsuit brought by an Owner can be shared with the rest of the membership. He was told no, not until the lawsuit is completely final.

10.2. Member 2 stated they had just moved back to the neighbor and has three lots, and wanted to know if they had one vote per lot or only one vote total. He was told he would have three votes, one per lot owned.

10.3. Member 3 asked about the Association's social media presence, website, and NextDoor app and was told we basically just have our website. Member 3 volunteered to help with outside projects.

10.4. Member 4 reported that he lives by one of the parks and stated the parks seem to be getting worse and would like to know why. He understands the funds restraints and would like to volunteer to help. He was told that, at present, we have no funds to hire anyone and no volunteers. The Treasurer said back in 2019 we had a resident who did all the mowing at a cost of only \$420, so given the cost of everything going up, he finally stopped. The Board has been researching a contract for the mowing. Member 4 asked if volunteers now have to do it all. The Vice President noted he wants to assign Leads to manage the parks, but there are no Leads at this time and he is limited on the time he personally can spend mowing and it takes a lot of coordination to get it done. He reiterated the lack of people who attended the virtual Parks Committee meeting. Member 4 said since he lives next to a park that he will mow it. The Vice President said he does not have the time to call each volunteer every time something needs to be done which is why he is trying to get Park Leads to coordinate for each park. We currently have a very uninvolved community and have not been allowed to raise annual dues to cover these kinds of costs. Member 4 said he appreciates the locks on the parks and whenever he mows his yard, he will also mow the park. The Board thanked him for volunteering. Vice President went on to say members only came to the annual meeting because of the dues increase on the ballot. Out of 641 lots, less than 1% normally show up at meetings and less than 10% vote. The Board has been discussing disbanding the POA and plans to post a survey on our website to see how the membership feel about it.

10.5. Member 5 mentioned she has never seen the website, but social media is popular and suggested a Facebook page with information as it seems not much word is getting out about the Association and its properties. The Vice President asked if she would like to volunteer to be our social media volunteer and she replied she would. She noted the parks could be utilized for gatherings such as birthday parties and etc. There was discussion about why the parks are not being used. The President suggested adding a link for our website on the Facebook page as it

contains a lot of good Association information. Some discussion was held regarding trash cans in the parks.

10.6. Member 6 spoke her concern regarding raising the dues and what is being done about all the non-payers. The Vice President reported he has been contacted about a volunteer's wife who was asking to help with collections, but nothing has happened yet. There was discussion about attorney involvement and costs. Member 6 said we are penalizing those members who do pay their dues and the Board was in agreement with that statement. The Board can put liens on the properties and eventually can foreclose on the property which, if foreclosed, the Association will then own the properties. The President indicated that we will probably have to raise the dues since they have not been raised since 1989. Member 1 asked, if raised, how are the dues going to be used. He also suggested if they don't pay, why don't we send it to a collection agency to deal with the problem. The Vice President brought up that it will cost the Association to collect dues or place liens, and how much time it will take to do that when Board members are already spending 6-8 hours or more every week doing their volunteer duties. The Vice President made a motion to adjourn. Member 6 asked if we could post names and addresses of non-payers and was told no names can be posted, but we will have to ask our attorney about what can be posted, if anything, as we also have to adhere to Texas Laws.

10. Adjourn. A motion to adjourn was made and seconded. The meeting was adjourned at 7:57pm.

Recent Executive Meeting Dates and Issues:


December 7, 2024:

1. Board Director positions and terms
2. Discussion about ACC becoming more transparent to our membership and ways to accomplish it
3. Lawsuit findings and recommendations
4. Increasing general communication with membership
5. Non-profit status and collection of delinquent accounts

December 16, 2024:

1. Previous Executive Meetings minutes approved from November 11, 2024
2. Park repair invoice reviewed
3. Civil lawsuit status
4. New request of documents from civil lawsuit plaintiff
5. New volunteer, call for volunteers, volunteer info forms
6. Possible changes to By-Laws
7. Recent resignation of Board member
8. Deed restriction Violation Policy
9. Status of parks and signs
10. Association cellphone status
11. Attorney guidance and options for the Association
12. General administration items

BOARD APPROVED
March 25, 2025


DONNA NYE
ECROA Secretary

President's Greeting

Hello and welcome to this month's ECROA meeting!

We do have several items on the agenda and with that in mind we ask that you hold any questions or comments until we complete the new business portion of the agenda. At that time, we will begin an Open Forum. The member wishing to speak will please raise their hand and stand so the chairperson can see them. Once recognized by the chair, the member will state their name and they will be allotted three minutes to speak uninterrupted. Once your three minutes are up, please take your seat. At least two other members shall be recognized by the chair and allotted an uninterrupted three minutes before you can be recognized again to speak for three minutes.

Board Members

If the member has questions or concerns on a subject that is on this month's agenda, we will do our best to answer them. We will not try to resolve the member's question/concern on a subject that is not on the current month's agenda. Your question/concern will be researched by the board or appointed committee and will be put on next month's agenda to discuss the progress of our research and/or a possible solution.

ATCH 1

Eagle Creek Ranch Owners Association

Annual Treasurers Report as of January 28, 2025

Debts owed total \$-0-

The December 2024 checking account statements show:

Beginning Balance	\$ 35,590.27
Deposits, etc.	\$ 481.24
Checks, etc.	\$ 6,285.54
Ending Balance	\$ 29,785.97

Checking account balance per QuickBooks as of 1/28/2025 is \$28,340.49

As of January 28, 2025, of our 641 residential lots there are:

30 lots overpaid for a total of \$3,106.94

103 lots that owe 1 year of dues for a total of \$6,311.26, these owners owe up to \$93.17 each
(this amount includes finance charges and resale certificate/title transfer fees)

29 lots still owe 2 years of dues for a total of \$3,650.60, these owners owe up to \$140.40 each
(this amount includes finance charges and current year dues)

107 lots that are more than 2 years past due for a total of \$32,649.75, these owners owe more than \$140.40 each (this amount includes finance charges and current year dues)

1 Invoice for \$2,500.00 for judgement won in legal proceedings. Litigation still ongoing.

Total AR as of 1/28/2025 is \$42,004.67

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

Respectfully submitted,
Heather Vela, Treasurer

BOARD APPROVED
JANUARY 28, 2025

Donna Nye
ECROA SECRETARY

ATCH 2

Eagle Creek Ranch Owners Association

Parks Report

Vice President – Matthew Demmer

Date January 28, 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 is still manageable at this point but will need to be mowed soon to allow continued use of the park.
 - c) I have recently received reports that the lock is not operating properly. I have added lubricant to allow an easier functioning of the lock and will continue to watch this situation, and if necessary, we can replace the lock.
2. Eagle Ridge Dr Park – Location – 305 Eagle Ridge Dr., Floresville, TX 78114
 - a) The water well is pumping water and we have completed the extension of the water line down to the edge of the current water level of the pond. It does seem that the pump is not pumping at a volume the same as the BLVD park and I cannot tell if the water ✖ level has risen since the completion of the water line extension project. 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 8-10 inches in height and will need to be mowed soon for continued use of the park. The trees are ok but will need to be trimmed soon as well.

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- 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
 - a) There are several downed and dead trees that need to be removed around the picnic tables. The grass is 8-10 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 have been filling up since the valves have been replaced as the BLVD park.
 - c) I do have a piece of chain and lock to lock the gate that leads to the picnic area. As I have time I will install, but I will also need to post a notice sign if residents need access to that area before I can lock this particular gate.
 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.
 5. Eagle Ridge Drive Entrance – Location – Highway 181 and Eagle Ridge Drive
 - a) This entrance needs to be trimmed and trash picked up.
- I have spoken with a Joe Gamez (Community Member) that has been mowing the Eagle Creek Ranch Blvd Entrance and he has asked to bid the job for mowing the parks/entrances. Once he submits an itemized bid we can review and decide if we would like to support all or a portion of his bid.
 - I have reached out to our volunteers from the December Annual Meeting and have sent them the Volunteer forms. I have planned a meeting for

January 15 at 630pm to discuss; individuals stepping up to be park leads, and the priorities of each park.

- Parks Committee Meeting – January 15, 2025 – 630pm
 - Attendance – Vice President Matthew Demmer, Jose Gamez, and Julie Rogers.
 - Discussion – Gave expectations of committee members to maintain communication on status of parks with Vice President. Let committee members know the current issues and asked for park leads that would be the point of contact to for issues regarding specific parks (i.e. needs to be mowed, trash pick up, schedule workdays or completed tasks).//End of meeting//



//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association

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