

Minutes of the ECROA Board Meeting

March 25, 2025

- 1. Call to Order and Establish Quorum.** Meeting was called to order at 7:01 p.m. at the Wilson County ESD #2 Emergency Services Building, Floresville, Texas. Board members present were Peggy Kimble, President; Matthew Demmer, Vice President; Donna Nye, Secretary; and Penny LaMaestra and Linda Miller, Directors. A quorum was declared.
- 2. President's Greeting.** Not needed due to lack of membership in attendance.
- 3. Approval of Previous Meeting Minutes.** Board of Director meeting minutes from January 28, 2025 were read by the Secretary. Ms. Kimble made a motion to approve, seconded by Mr. Demmer and the Board voted to approve IAW Robert's Rules. Motion carried. The Secretary then read the February 27, 2025 Special Meeting minutes. Ms. Kimble made a motion to approve and Ms. Miller seconded the motion. The Board voted to approve IAW Robert's Rules. Motion carried.
- 4. Treasurer's Report.** No Treasurer's report was provided.
- 5. Report of the Welcoming Committee.** No Welcoming Committee report was provided.
- 6. Parks Committee Report.** The Vice President gave the Parks Committee report (See Atch 1).
- 7. ACC Report.** No report was provided by the ACC. A Director reported there was a new volunteer for the ACC who is working on an ACC Activities spreadsheet, i.e., requests for building construction, neighbors' complaints, etc., to track all the matters the ACC has been undertaking, and we will be posting a list on the website in approximately a month. The Secretary reported she had provided the ACC with a list of all the property addresses which, in part, had been cleaned up, but verifying owners by lot had not yet been researched, but will be in the near future. Hopefully this will allow the ACC to start out with an accurate list of owners and addresses. The ACC will be randomly assigning different numbers to each lot for identification.
- 8. Old Business.**
 - 8.1. Update on use of email notifications and voting.** The Secretary reported the following:
 - a. We currently have 268 email addresses on file – which is about 41% of our lot owners.
 - b. We have received 26 new email addresses since our Sign-Up Form was posted on website.
 - c. Our plan is to email as many ballots, newsletters and notifications as possible. We researched and we should be able to process email ballots. For all others, we will use regular mail as done in the recent past.
 - d. At present, using email will save us about \$335 per mailing.
 - e. Please encourage your neighbors to submit their email address on the website as it will make notifications easier to reach the owners and will save the Association funds for other projects.
 - 8.2. Attorney's Letter of Opinion regarding POA dissolution.** The Vice President reported on the opinion letter which has been posted to the website. Should the Association decide to disband, the proper way to do that would be through a Deed Restriction vote which would require 400+ "Yes" votes by the membership to disband the Association. The attorney did not give a timeline on how long this option might take. An option which was touched upon in the opinion letter was if the Board dissolves, the Board would divest ourselves of all assets, i.e., parks and bank accounts, etc. He noted we could do that as a Board and that option would not take a general membership vote. The Vice President went on to say he feels the Board is not ready to

do that at this particular point in time as it would open up some different legal battles for anyone in the community because the deed restrictions would still be enforceable, but who would do the enforcing without the Board. It was surmised that neighbors would have to start suing their neighbors. He noted that we paid for the attorney's opinion on this and we felt the membership should know what information they paid for. The Secretary said it is currently posted on the website in two areas containing a link to the letter. It was reported an excerpt was posted on NextDoor as well. The Vice President said he received some questions as to what the recent Survey was all about, and he reiterated the Survey was just an avenue to let us gauge how the community feels about the topics on the Survey. A Director posed a question about if a decision was made to disband the Board, who would pay the electric bill? It was acknowledged there would be no electricity bills or any other bills or services paid for at that point. Also noted was eventually when no property taxes are paid on the park properties, they would default back to the County to be sold.

8.3. Management Resale Certificate and Transfer Fees. The President reported she still needs to get the Management Certificate, which was redone to correct it from a recent updated version, signed, notarized and filed with the Court.

8.4. Collection of late dues. The Secretary reported there has been progress on our status to begin collection of past due annual dues, and these draft documents have been prepared and submitted to our attorney for review:

- a. POA Late Dues Notice
- b. Notice of Intent to Record of Claim of Lien
- c. Application for Payment Plan
- d. Payment Plan Agreement

We are awaiting his review and plan to start sending these notices to delinquent owners by early summer. In reference to the Application for Payment Plan if requested, the owner will submit it and the Board will have 10 days to either approved or reject their application. If a payment plan is approved, the owner needs to know that if they miss a payment, then the payment plan agreement is null and void and the owner will owe the full balance of their late dues account as well as being responsible for paying current annual dues.

9. New Business.

9.1. Results of 2025 Updated Budget vote. 2025 Budget passed -- 53 YES and 16 NO

9.2. Results of Survey questions. Results of the Survey have been posted on the website. The Secretary reported we have received an additional 10 surveys by email since we extended the deadline until September, and the Director said she had received a few in the mail after the Special Meeting.

9.3. Announcement of new website ACC Activities Report coming soon. Report was given above in "7. ACC Report" paragraph.

9.4. Addition of new volunteers. It was noted there have not been any additional volunteers added lately except for the ACC one. The Vice President will be sending out another email about the parks working party.

10. Open Forum.

10.1. Member1 asked for explanation on the late dues process and was told that it is set up where we can go back for four years on delinquencies, so it is our plan to send out notices for those owners who are from one- to four-years late. He then asked if we will be sending out deed restriction fines, and it was explained to him there is nothing in our By-Laws which allows the Board to impose deed restriction fines. The Board has been told it would take a two-thirds majority to change the By-Laws to allow the Board to assess deed restriction fines. The Member said he noticed there is one property which is beginning to look better than it has in the past. The Board's main focus right now is collecting past dues. In the future, we may be able to put a lien on a property for deed restrictions, not by assessing a deed restriction fine, but rather just assessing whatever costs we incur to put the lien on the property. The owners will then not be able to sell their property until the lien has been cured and lifted from their property. We will need to get a list of liens currently filed on the properties, which can be researched at the courthouse. The Treasurer may have a list of those that she knows have been filed.

10.2. In reference to the Special Meeting on February 27, 2025, a member brought up that he had noticed the Management Certificate fees had been changed. After discussion at this meeting, the Board noted we had not noticed the fee change on the documents our attorney had provided us, but we all agreed it was a mistake which will be corrected as soon as possible. It was noted the Board is allowed to raise these fees as seen fit, but had not voted to do so yet. It was also noted raising the annual dues will require a quorum of the membership. After further discussion, we will hopefully put the annual dues increase back on the ballot at a lesser rate than was voted down recently.

10. Adjourn. A motion to adjourn was made by Ms. Kimble and was seconded by Ms. LaMaestra. Motion passed. The meeting was adjourned at 7:45 pm.

Approved Linda L Miller
MAY 27, 2025

Recent Executive Meeting Dates and Issues:

January 8, 2025:

1. Civil Suit
2. POA disbandment
3. New process for questions from members
4. Arrival of new board member
5. Document Production Policy finalized

February 7, 2025:

1. Liens process
2. Upcoming Special Meeting
3. Deed restriction violations
4. Update from attorney
5. Texas Real Estate Commission (TREC) online account
6. Non-Profit status

Eagle Creek Ranch Owners Association

Parks Report

Vice President – Matthew Demmer

Date March 25, 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) My last report had complaints about the lock getting jammed up, but I had no problem opening the gate at the above date.
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. Since my last report there was some rise of the water level, but with the continued drought, heat and high winds the water level has fell again. 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.
 - 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.

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3. Misty Bend Park – Location – 104 Misty Bend and also includes 102 Eagle Ridge Dr, Floresville, TX 78114
 - a) Several of the downed and dead trees have been removed around the picnic tables by our volunteer group. 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 the water level seems to be maintaining.
 - c) I have installed a piece of chain and lock to lock the gate. I have also posted the notice sign if residents need access to that area.
 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 will try and reach out to our volunteers from the December Annual Meeting and February special meeting in the next week to schedule another workday to clean up more of the Misty Bend Park or Eagle Ridge Park.



//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association

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