

Minutes of the ECROA Board Meeting

August 26, 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; Donna Nye, Secretary; Heather Vela, Treasurer; and Penny LaMaestra, Linda Miller, and Paul Turner, Directors. A quorum was established.

2. Welcome. The President welcomed the members to the meeting and read instructions for speaking during the Open Forum portion of the meeting.

3. Approval of Previous Meeting Minutes. Board of Director meeting minutes from July 22, 2025 were read by the Secretary Donna Nye. Director Paul Turner made a motion to approve, seconded by Treasurer Heather Vela, and the Board voted to approve IAW Robert's Rules. Motion carried.

4. Treasurer's Report. The Treasurer Heather Vela gave her report (See Atch 1). Director Paul Turner made a motion to approve, seconded by Director Linda Miller, and the Board voted to approve IAW Robert's Rules. Motion carried.

5. Welcome Committee Report. No report was given.

6. Parks Committee Report. It was reported the head of the Parks Committee was unable to attend, but asked that Louis, Carl and Bill be given thanks for mowing the parks, and he will provide the Parks Report to be posted on the website (See Atch 2).

7. ACC Report. Kathy Carroll was in attendance and was asked to provide the ACC Report, but she stated she was unsure as to what to report. Explanation was given to her by the Board as to what needed to be reported and how she could obtain a list of actions by the ACC to report on each month. Director Linda Miller gave an in-depth description of how violations are to be handled by both the ACC and the Board. More lengthy discussion was held regarding violations, if and how they get resolved, and what information is posted on our website regarding ACC actions.

8. Old Business.

8.1. The President noted we are continuing to reach out for volunteers to help with the upcoming election, as well as candidates who desire to serve on the Board of Directors, who will need to submit a Candidates Form by September 10th.

8.2. The President noted since there had been recent discussions on social media regarding a lawsuit, she wanted to report the actualities of the lawsuit which was brought by an Association member against the Board in 2024. She reported the lawsuit has now been completed, and the Board was awarded a settlement in our favor by the court, but has not yet been paid by the member. She wanted to clarify that the Board has not sued anyone, but that we were the ones that had been sued by a member.

8.3. The President reported the Annual POA Dues notification postcards have been prepared and will be mailed out soon.

9. New Business.

9.1. Our yearly newsletter will be coming out soon and we urge members to watch out for it so as to keep up with the news in the community.

10. Open Forum. A reminder of the rules needing to be followed during the Open Forum were again given by the President, and she stated for any items that are not on the current agenda, we will take the information and research it. We will hopefully then provide a response at the next meeting or, if not possible by then, at a later meeting.

10.1. Member1 was recognized and stated he wanted to clarify the lawsuit. The JP did make a ruling on the lawsuit, but the member who brought the lawsuit has appealed it to a higher court. The President stated that we have not heard anything about an appeal. Member1 said that was the status—just to clarify so everyone is on the same page. Member1 said he hears the ACC stuff going on. As he was driving over here coming out of the neighborhood, and Sam is passing him going to his house, and they don't have anyone here to give a report. He stated that Matt Freeman is not here and he doesn't know who you are (indicating K. Carroll) and asked her name. She replied "Kathy Carroll". Member1 replied "Okay, it's not out on the website". Member1 then asked "Are we still paying Matt Freeman?" The Treasurer replied "Yes." Member1 then asked, "We are? Would someone make a motion to not pay him anymore, and I will go around and do all these inspections for free...Who's sending the letters out? I mean we're wasting money and time because now we gotta get, gotta get back... and we're right here at square one again. This Board member is explaining to the ACC what needs to be done and nobody knows what's going on. So anyway...a-a...I got this pulled up here. Peggy Kimble 2026. Are you going to stay until 2026?" The President replied, "Yes". Member1 said, "Okay. You all's terms are on here. If you're not doing anything, please get off here. Because there's no action being done at all. I mean it's just little or none. We're talking about the same stuff we talked about five, ten years ago. Is my time up? The timer said, "Not yet." The President said, "We'll let you know." Member1 said, "Alright, yeah, so, ya know... Matthew's not here. He was here last time, but he wasn't here the time before that, and we didn't have a meeting the time before that. The only one who is responding to me is Heather and takes a little while to get the responses, but I appreciate you responding to me. A-a... the others...Penny LaMaestra 2025. Please don't stay. Alright. I mean, come on." Director Penny LaMaestra said, "What? What did you say?" Member1 said "Your term is up in 2025 in October. Please don't stay. If you all aren't doing anything..." Director Penny LaMaestra said, "For heaven's sake! I won't deposit the checks. I won't check the mail." Member1 said, "I didn't ask anything about the checks." [Unable to translate due to more than one person speaking at the same time.] The President then tried to take control of the meeting and said, "Enough, enough...Mr. Frye." Director Paul Turner interjected, "You're harassing board members. Calm down a little bit. Share facts." The President replied, "We're here to listen to you, but we're not going to take your arguing." Member1 replied, "See, you all don't want to hear from people." Member1 was told that his time was up and thank you. Member1 replied, "You don't want to hear from people." The President said again that Member1's time was up. Member1 said, "Thank you. And hopefully your time is up soon." The President replied, "Thank you." Member1 replied, "My house isn't for sale. Yours is for sale." The President replied, "Don't worry about it."

10.2. Member2 was recognized and started by introducing herself and saying she's a transplant from Illinois. She made the suggestion to Member1 that if he wants to change things, he should join the Board. She had a question to the Board regarding political signs. She noted she lives in the area of Cherry Ridge and Palo Alto and had noticed there was already a 9x5 foot sign on somebody's

fence and as you are pulling out of the neighborhood, and now there is another enormous sign straight ahead of you. She stated she finds it ridiculous to have these political signs here now. She has been trying to find out, but ran out of time, as to when the Wilson County election is, but she did notice the sign showed 2026. She said our by-laws, which a director helped her find, says one sign 12x24 inches, and by State law, not our laws, can go up three months prior to election and must be down by 10 days after election. She said she thinks it looks tacky and not the right thing to do. Member3 was recognized and continued the discussion about the political signs by asking if the signs were on people's personal property or otherwise. Member2 answered she believes the one coming out of the neighborhood is private property, but the other one she thinks is on the easement. There were statements made by members that they believe it is on community property. Member3 stated the candidates are responsible for putting up and removing the signs. It was noted Member2's three minutes had expired.

10.3. Member4 was recognized and asked if Matt was the only one being paid. The Treasurer answered he was being paid as the ACC Inspector for hours and set fee for mileage. He is the one who takes care of the letters that go out for violations. It was also explained the ACC is a completely separate entity from the ECROA Board of Directors, but they do have reporting requirements to the Board when it is time to turn the violation issue over to the Board for our action. Member4 asked if the Inspector turns in his hours and the answer was yes. Member2 interrupted and started to ask a question, but the President explained she must be recognized by the Chair before she could speak. The Treasurer stated the Inspector is paid an average of \$200 every two weeks for his gas and vehicle usage.

10.4. Member5 said that she understands Member1's grievances. Then Member1 said they weren't grievances, they were concerns. Member5 said everyone has their opinions or ideas on how things should be done and if they want to help, they can join during the election. She then complimented the Board on the good job they are doing and how they take time out of their days to take care of all these issues.

11. Adjourn. There was a call for adjournment. A motion to adjourn was made by Director Paul Turner and was seconded by Treasurer Heather Vela. Motion carried. The meeting was adjourned at 7:35 pm.

[SEE PAGE 6 FOR APPROVAL SIGNATURE]

Eagle Creek Ranch Owners Association

Annual Treasurers Report as of August 26, 2025

Debts owed total \$-0-

The July 2025 checking account statements show:

| | |
|-------------------|--------------|
| Beginning Balance | \$ 26,407.59 |
| Deposits, etc. | \$ 2,129.68 |
| Checks, etc. | \$ 2,263.73 |
| Ending Balance | \$ 26,273.54 |

Checking account balance per QuickBooks as of 8/26/2025 is \$25,785.04

As of August 26, 2025, of our 641 residential lots there are:

22 lots overpaid for a total of \$1,968.26

460 lots that owe 1 year of dues for a total of \$27,395.15, these owners owe up to \$76.82 each (this amount includes finance charges and resale certificate/title transfer fees AND current year dues)

44 lots still owe 2 years of dues for a total of \$5,442.69, these owners owe up to \$155.62 each (this amount includes finance charges and current year dues)

99 lots that are more than 2 years past due for a total of \$34,563.98, these owners owe more than \$155.62 each (this amount includes finance charges and current year dues)

1 Invoice for judgement won in legal proceedings of \$2,500 plus. Litigation is still ongoing.

Total AR as of 8/26/2025 is \$67,933.56

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 September 2, 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 nearby that need to be removed as well.
 - c) The recent rains have help to raise the water levels.
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 has been a significant rise of the water level due to recent rains. 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 about 20-24 inches in height or higher in other areas 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 also includes 102 Eagle Ridge Dr, Floresville, TX 78114|
 - a) Community member Karl cleaned up the area surrounding the picnic tables on July 30.
 - b) The grass is 18-24 inches in most parts of the park and the trail needs the grass and a few trees trimmed back out of the way.
 - c) The pond is doing really well since the recent rains and has risen significantly.

ATCH 2
(1 of 2 pages)

- a) Board member Paul Turner recently cleaned up this entrance.
- b) Recently someone has cut down the dead tree in the second center section.
- c) This entrance needs 1 tree 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.



//Signed//

Matthew Demmer

Vice President

Eagle Creek Ranch Owners Association

Board
Approved
X
H. H. H. H.
9/20/23
Dec 9, 2023

ATCH 2
(2 of 2 pages)