Minutes of the Eagle Creek Ranch Owners Association
Board of Directors Meeting
June 23, 2026

1. Call to Order and Establish Quorum. The Board of Directors Meeting of the Eagle Creek Ranch Owners Association was called to order at 7:02 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Matthew Demmer, President; Donna Nye, Secretary; Heather Vela, Treasurer; and Directors Richard Frye, and Joshua Cone. A quorum of the Board of Directors was declared.

2. President's Greeting. The President gave a short greeting to the attendees. He reported Peggy Kimble had resigned as President a couple of weeks ago and that he has assumed the President position as specified in our by-laws. He also said we would continue conducting business in this manner until we can establish a Vice President which is the only open position right now. He went on to say the Vice President is in charge of the parks, but he will continue to oversee the parks until we can get a new Vice President.

3. Approval of Previous Meeting Minutes. Board of Directors meeting minutes from June 4, 2026 were read. Secretary Nye made motion to approve, and was seconded by Treasurer Vela. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

4. Treasurer Report. Treasurer's report was given (See ATCH 1). She reported she will be sending out the FY 2027 invoices at middle-to-end of next month. Question was asked regarding processing of management certificates and Treasurer Vela stated the title companies handle that, and we then receive the proceeds. She noted we currently have nine recent ones. Director Cone made motion to approve, and was seconded by Director Frye. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

5. Parks Committee Report: President Demmer said he did not have a Parks report to give, but Director Frye said he could. He reported there has been maintenance done at each of the parks so members can get to the water. He said the sides of the walking trail were in the process of being mowed. He reported we have a service provider doing the work now. There are some downed trees at the Misty Bend Park which need to be taken care of and also some that need to be cut down for safety reasons. There was discussion about maintenance at the two entrances, and it was reported that the entrances do fall under park maintenance. It was noted we have several other entrances off FM 775 which do not currently have official ECROA signage, but are not being recommended to add to the new parks maintenance contract. Director Cone inquired if the flags at the entrances need to be replaced, especially due to the 250th USA birthday coming up soon. Director Cone said he would take on the task of getting those replaced with 4X6 foot ones before July 4th. There was discussion regarding costs for new flags. He said he would get estimates and will send the final cost decision to the Board. President Demmer made a motion to approve the purchase of new flags and to post them before July 4th. Motion was seconded by Director

Frye. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

6. ACC Activities Report. ACC Chair Davis gave his report (See ATCH 2). He reported there had been three new requests and one revised request which were approved. He noted he had one request regarding a commercial property of which he didn't know what to do with, so he asked if the Board had any information to please send it to him. There was discussion regarding the rules and laws for commercial properties, some of which may fall under the county. He reported he has prepared 10 violation letters to go out this week and has a few more almost ready to go out. During discussion regarding violation letters, he was told by the Board the first notice letter of a violation does not need to be sent certified, but second and third ones do. Secretary Nye told the group she had put out a notice calling for ACC member candidates on the website in two different areas along with a link to the ACC Candidate form. Director Frye told the group in attendance that the ACC is very low on members and to please let the ACC know if they or someone they know might be interested in serving on the committee. In regard to the status of the ACC Inspector, Matt Freeman, President Demmer said he spoke with him today and his answer as to whether he wants to continue in the position was neither a yes or a no. President Demmer said we are trying to work with Mr. Freeman's schedule in order to meet with him, and the President will try to set up a video meeting with him before the next board meeting. Director Frye expressed his frustration with Mr. Freeman noting that he had been carrying on for a while being noncommittal, and not speaking with neither the Board or the ACC Chair, and he said that sends a message to him. Director Frye made a motion to remove him as the inspector and/or committee member as well. He opened discussion saying if Mr. Freeman was interested in doing it, he would be here supporting Mr. Davis so we could move forward. He continued saying the Board and the ACC has been left with a mess. Director Frye said from the time period Sam Jones and then Matt Freeman served as ACC Chair, we have no ACC records. Secretary Nye seconded the motion. President Demmer noted that from Mr. Freeman's perspective, he has been tossed to the side to some degree, and said in his personal opinion he would like to table this until the next meeting, but he does understand we need to move forward and does agree. There was discussion regarding the inspector's required duties and noted attending meetings is not one of them. A lengthy discussion regarding the inspector and duties continued. ACC Chair Davis said during one phone conversation Mr. Freeman said he would not be coming to any meetings, but Mr. Davis felt the inspector should at least communicate with the ACC Chair. Director Frye expressed his concern with not taking any action until after the next meeting in August and how long this issue has been going on. He noted it is not fair to Mr. Davis to have to try to take care of problems from several years ago without any records. Director Cone said he doesn't think it is fair to hold someone to rules and guidelines that were not in place, and Mr. Davis has now taken the time and effort to draw up the guidelines. He continued stating it would be respectful to Mr. Freeman to let him know the Board would still like his services and, after being presented with the guidelines, to let us know if he could comply with them. It was noted Mr. Freeman has had several opportunities to communicate with either the Board or the ACC Chair and has not done so. Director Cone expressed that maybe we should defer to Mr. Davis as it is his committee. Mr. Davis said he agrees with what has been said, and would like to send Mr. Freeman the guideline documents, and if he continues to be wishywashy, then we are done. President Demmer noted we would be in the same position if we remove him today or if he quits. More discussion ensued regarding inspections for construction versus other violations. President Demmer gave an explanation of our options regarding what we find out, and relationship and appeal processes between the Board and ACC. He then asked to either vote or amend the previous motion, so Director Frye made a motion to amend his previous motion to allow Mr. Davis to send Mr. Freeman the documents and then see what response we get back. The Board requests a response from Mr. Freeman no later than July 15th. If the Board gets a negative response from Mr. Freeman, we will then post a solicitation for a new inspector on our website. Treasurer Vela seconded the amended motion. Voice vote by the Board to approve the amended motion was unanimous. IAW Robert's Rules, the motion carried.

7. **Welcome Committee Report.** Rosemary Ellis stated she had nothing to report at this time.

8. **Old Business:**

8.1 Contract for mowing service. The contract has been prepared but is only for the parks, not the entrances. It was asked if the contract was for mowing of the entirety of the parks, but was told it was only for specified parts of each park on an as needed basis until the end of this fiscal year. It was recommended, for the next fiscal year's contract, the two entrances be included as part of the contract. Motion was made by President Demmer to approve the contract through end of this fiscal year September 30, 2026 and was seconded by Treasurer Vela. Voice vote by the Board to approve was unanimous. IAW Robert's Rules, the motion carried.

8.2 Status of ACC duties were discussed earlier in the meeting.

8.3 Annual Talley Benefits Insurance Policy. It was reported the company did send us a policy summary per our request and we need to make a decision or disapprove it. It was expressed the Board still did not fully understand the policy. Director Frye was told by the company if we wanted further information, we would have to schedule a virtual meeting with them during business hours. Secretary Nye said, since we were going to table it, we should look around to see what other policies might be available for possibly a lesser cost. President Demmer said we can table it for now and, if needed, go into an executive session later to decide. Item tabled.

8.4 Tax exemption research status. Director Cone stated the research has been done, but wanted to know who would be spearheading the effort. He was not sure if it could be a director or if it needed to be an officer, but he does have most of the required paperwork, but said there were other financial documents needed such as prior tax returns and etc. It was noted the President had signed the documents in the past, but it could be tasked for anyone on the Board to finalize. Because of the types of documents needed, it was recommended the Treasurer complete and sign the paperwork.

8.5 Reposting signs with meeting dates. Director LaMaestra was not in attendance to give an update on the status of the previous signs, so this agenda item was tabled.

8.6 Solar lights for mailbox areas. Nothing done yet to report. It was noted we do have funds in the budget to purchase solar lights. The Board held an overall budget discussion, and it was reported the monthly electricity cost of each streetlight is $92.90 plus $51.00 for lights at our entrances, so if installed solar lights at the mailboxes, we could have a decrease in expenditure funds by discontinuing some of the streetlights. It was estimated we currently have 9-13 streetlights. The Board discussed which streetlights could be deleted. There was a question as to whether or not the lights we pay for at the entrances were working. The discussion continued with how to mount to solar lights at the mailboxes and how it would not be practical to replace any of the streetlights not near the mailboxes with solar lights. Decision was made to have Director Frye obtain bids for the solar lights' installation. Agenda item was tabled.

8.7 Continue collection of late dues. The Board deliberated the process of collection of late dues. Treasurer Vela report we currently have 69 lots which are two or more years past due and recommended we start the collection process with those. It was noted since the first notification letters do not have to go out by certified mail, property owners in arrears with email addresses on file will be sent via email and the others will be sent regular mail. A question was asked of the Treasurer regarding how the late fee is applied as a small monthly amount and could the full fee be applied all at once in the system. The Treasurer said she would look into it. She also gave a summary on how she prepares and sends out the annual dues notices using postcards. President Demmer stated this is an action item for the Treasurer and Secretary to get the 69 letters sent out.

9. New Business:

9.1 October hayride. It was reported there was no hayride last year due to several factors, i.e., lack of participants, lack of trailers being volunteered to do the hayride, lack of any members volunteering to cook or setup for the event, and the poor condition of the park at that time. The Board expressed concerns about the lack of volunteers to help with this event in general and reported it was done mostly by only two or three of the board members. There was conversation about the funding for the event and it was noted ECROA had always funded it in the past. It was recommended to post a survey on the website to see if there is any interest by the community in this event and also solicit for volunteers to help. Logistics for holding this event were deliberated further.

Member1 spoke up and said maybe doing a Trunk-n-Treat event instead, and it was agreed by all her suggestion was a good idea. The Board talked about the possible areas where that type of event could be held. Member2 suggested using the ESD#2 parking lot and building. President Demmer said he would ask them if that could be a possibility.

10. Open Forum. President Demmer gave the rules for speaking in the Open Forum and then opened it up to the members.

10.1 Member3 started by giving some history of the ACC and said when he had left the committee, he had given a thumb drive with three years' worth of documents to Sam or Matt and thought it had been transcribed. The Board asked him if he still had the information and said yes, and it was recommended he give the ACC Chair a copy.

11. Adjournment: President Demmer called for a motion to adjourn. Motion to adjourn was made by Director Cone and seconded by Director Frye. Voice vote by the Board to adjourn was unanimous. IAW Robert's Rules, the motion carried. Meeting was adjourned at 8:23p.m.

The following were issues discussed at recent Executive Meetings:

March 24, 2026 – Status of ACC membership
April 7, 2026 – ACC procedures, lack of records, Inspector status, questions for the attorney
June 4, 2026 – Resignation of President and need to appoint a new Vice President
June 9, 2026 – Official assumption of duties by new President, timeline for Annual Business meeting, items for October newsletter and ballot, parks locks and maintenance, and dues issues
June 23, 2026 – Executive meeting minutes approval, current budget overview, treasurer and bookkeeper duties, audit requirement, parks upkeep per our Articles of Incorporation

BOARD APPROVED

AUGUST 25, 2026
(Date)

Donna Nye
(Signature)
DONNA NYE
ECROA SECRETARY

Eagle Creek Ranch Owners Association

Annual Treasurers Report as of June 23, 2026

Debts owed total $

The May 2026 checking account statements show:

Beginning Balance	$ 46,275.36
Deposits, etc.	$ 295.32
Checks, etc.	$ 1,729.47
Ending Balance	$ 44,841.21

Checking account balance per QuickBooks as of 6/23/2026 is $44,493.68

As of June 23, 2026, of our 641 residential lots there are 198 lots owing and 44 overpaid:

44 lots overpaid for a total of <$3,911.88>

107 lots that owe 1 year of dues for a total of $7,959.57, these owners owe up to $73.92 each **(this amount includes finance charges and 9 resale certificate/title transfer fees of $225 AND current year dues)**

22 lots still owe 2 years of dues for a total of $2,892.15, these owners owe up to $163.01 each **(this amount includes finance charges and current year dues)**

69 lots that are more than 2 years past due for a total of $27,887.76, these owners owe more than $163.01 each **(this amount includes finance charges and current year dues)**

1 Invoice for judgement won in legal proceedings of $2,500.

Total AR as of 6/23/2026 is $37,327.60

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

NOTE: 297 residents have been set up for email delivery of dues invoices

Respectfully submitted,
Heather Vela, Treasurer

ATCH 1

ECROA ACC Report 23 Jun 2026

The ACC fielded the following inquiries this period.

1. May 3, 2026 -- Inquiry by[redacted], Member requested approval for two concrete slabs for Carport and conex install. Request Disapproved due to exceeding the structure limit, member's property already has three structures. ****Update:** Member revised request for two concrete slabs added to existing shop/garage. Request approved as amended.
2. June 17th, 2026 -[redacted], Member requested approval if the property is purchased to add a mobile home and open the BBQ restaurant in the existing building (Safety Center???). It is a commercial lot. ACC Chair requests Board input as to whether a home is allowed on a commercial lot? Is this something the county will approve, zoning??
3. June 1, 2026 – Phone Request-[redacted], Governors Dr, Member requested to place to place perimeter fence on property. Approved
4. June 17, 2026-- Phone Request-[redacted]Willow Creek Dr, Member requested to place 2026 Model Double wide mobile home. Member advised of permit requirements for driveway and septic. Also advised that septic must be permitted, installed and functional prior to home being placed. Approved with conditions.

NEW ACC EMAIL: accateaglecrkrnch@gmail.com

//Signed//

Louis Davis

ACC Chair

ATCH 2