

## **Minutes of the ECROA Board Meeting October 22, 2024**

**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 and Directors Penny LaMaestra and Zenobia Wells. Linda Miller, Director attended virtually. A quorum was declared.

**2. President's Greeting.** The President informed community members present of the rules for speaking during the meeting (see Attachment 1).

**3. Approval of Previous Meeting Minutes.** Meeting minutes from September 24, 2024 were read by the President and the Board voted to approve them IAW Robert's Rules.

**4. Treasurer's Report.** The Treasurer's report was given by the Treasurer. Motion was made to approve, seconded and the motion was carried. (See Attachment 2)

**5. Report of the Welcoming Committee.** There are four new welcome packs ready to be sent out in the next few days, but since the Committee person has been gone all summer, she will check with the Treasurer to see if any others will need to be sent as well. She will visit the Chamber to see if there is anything new.

**6. Parks Committee Report.** The status is basically the same. Still looking for a mowing contractor. He was given a name of a contractor who will be checked with to get a preliminary quote, but specific details will need to be worked out. He received a quote for 24 cuts for the three parks, entrances and park easement area for \$17,000 which is half of what we bring in annually, so dues need to be raised and put on the ballot for a vote. We are currently asking for volunteers, like in the past, to clean up and mow until a contract can be put in place. The gates need to get fixed. The Vice President asked if he had permission from the Board to tell the contractor to go ahead with the extension of the well line and box replacement. The Board agreed the work should be approved.

**7. ACC Report.** ACC Inspector reported they have one project they are still working on as they had questions regarding the project. A question was asked about the utility trucks in the area and was told they were from Chain Electric replacing damaged utility poles.

### **8. Old Business.**

**8.1. Antenna Heights.** Research is ongoing. There is nothing in our By-Laws, but it appears State laws govern the issue.

### **9. New Business.**

**9.1. Progress Report on Upcoming Election.** It was reported the Secretary has received five Candidates Forms so far. It was noted there was a member who indicated he was interested and will be sent a Candidate Form to be completed and returned. There was discussion regarding what needs to be on this year's ballot and it was determined, in addition to the Candidates, the issue of increasing the yearly dues should be included. There was discussion about how the

overall costs have increased and possible improvements that could be made to the parks if an increase is approved.

## 9.2. Open Forum:

9.2.1. Member1 asked if an increase in dues would be necessary if all the membership dues were paid like they should be. The Board answered that initially no, but later on they would have to be because of the ongoing increasing costs. Member1 also asked if the Board knew if or when the ESD #2 station would be open again and was told that possibly next year, but that the Board did not know for sure. It was suggested to contact the ESD #2 Board for the definitive answer.

9.2.2. Member2 brought up a complaint about the steep drop off at the mailboxes and the need to cut through someone's property to avoid the drop off just to check their mail. It was noted the County Commissioner has the responsibility and should be contacted and maybe the Postal Service since the mail carrier also had to deal with the same problem while delivering the mail.

9.2.3. Member3 inquired if the park gates could be moved closer to the road entry to keep out those who don't live in our housing area who shouldn't have access. He described living close to one of the parks and there is always noise there late at night. The Vice President said keeping out non-residents has been an ongoing problem we have to deal with constantly and continue trying to fix. There are repairs needing to be made to the gates and he will be donating a post and his time to repair one of them.

9.2.4. Member4 inquired if doubling the dues really needed and why wouldn't a lesser amount work. The Board gave a list of the expenses and the member indicated they thought they were too high. It was explained that approximately 90% of the expenses are for electricity for the wells and street lights and, due to the drought, it has been difficult to keep up with supplying water to all the ponds. Question was asked if all the ponds have fish currently. The answer was possibly. It was noted if the dues get raised and we acquire a surplus of money, then we could contact the fish farm to have them stocked. Cost is unknown, but the Extension Service helps with those sorts of things. It was noted that solar was mentioned as a good idea, but that solar does cost money as well. Also mentioned was the electric company has been replacing the streetlights with less expensive-to-run LED lights. As a cost savings, it was noted the well pumps do get turned off for a few days whenever we get sufficient rain.

9.2.5. Member4 asked about what was going on with the blue house on the hill that looks like a junkyard. She was told it has been an issue that has been investigated for a while now by the Board and there have been notices sent via certified mail. It has been discovered that renters are currently occupying the property and it is unknown whether the property owners are receiving the certified mail notices. It was said since we now have an attorney for the Association then we can get something done finally. Options were discussed to include liens being put on properties for those violations which could prevent the property owners from re-renting the property. Member3 mentioned getting entry gates with codes so only residents would be allowed into the housing area. The President noted the Board is in discussion with the attorney regarding our options, but it will take some time.

**10. Adjourn.** A motion to adjourn was made and seconded. The meeting was adjourned at 7:42pm.

## Recent Executive Meeting Dates and Issues:

1. October 2, 2024:
  - a. Civil Suit
  - b. Annual Business meeting change of date, lead time, and action items
  - c. Resignation of Board Members
  - d. General Administrative Issues
  - e. Newsletter Items
  - f. Hayride and Hotdog Roast
  - g. Attorney services
  
2. October 16, 2024:
  - a. Civil Suit
  - b. POA/HOA Required Policy Documents
  - c. Not-for-Profit Status
  - d. Complaints on NextDoor App
  - e. POA/HOA Dues Increase
  - f. Disbanding POA/HOA
  - g. ACC Documentation and preservation
  - h. Webpage
  - i. ACC Committee Member
  - j. Halloween Event
  - k. October Meeting
  
3. October 29, 2024:
  - a. Parks Repairs and Mowing
  - b. Newsletter, Ballot and Election
  - c. Website Administration

BOARD APPROVED

NOV. 26, 2024

*Donna R. 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 3 minutes to speak uninterrupted. Once your 3 minutes are up, please take your seat. At least two other members shall be recognized by the chair and allotted an uninterrupted 3 minutes before you can be recognized again to speak for 3 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

## Eagle Creek Ranch Owners Association

Annual Treasurers Report as of October 22, 2024    UPDATED FOR DEPOSIT 09/25/24

Debts owed total \$802.70

The September 2024 checking account statements show:

Beginning Balance	\$ 19,081.42
Deposits, etc.	\$ 3,262.99
Checks, etc.	\$ 1,805.09
Ending Balance	\$ 20,539.32

Checking account balance per QuickBooks as of 10/22/2024 is \$32,639.77

As of October 22, 2024, of our 641 residential lots there are:

25 lots overpaid for a total of \$2,592.05

222 lots that owe 1 year of dues for a total of \$13,324.32, these owners owe up to \$64.49 each  
2 lot that owes resales/title transfer fees for a total of \$450.00

**(this amount includes finance charges and resale certificate/title transfer fees)**

52 lots still owe 2 years of dues for a total of \$6,006.94, these owners owe up to \$163.82 each  
(this amount includes finance charges and current year dues)

116 lots that are more than 2 years past due for a total of \$33,378.50, these owners owe more  
than \$182.74 each (this amount includes finance charges and current year dues)

**Total AR as of 10/22/2024 is \$50,567.71**

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

Respectfully submitted,  
Heather Vela, Treasurer

Approved 10-22-24  
Peggy Kumble  
President