**Minutes of the Eagle Creek Ranch Owners Association**

**Board of Directors Annual Business Meeting**

**October 21, 2023**

**1. Call to Order and Establish Quorum**: The Annual Meeting of the Eagle Creek Ranch Owners Association was called to order at 2:08 p.m. at the Wilson County ESD #2 Emergency Services Bldg. Present were Heather Vela, Acting President and Treasurer; Penny LaMaestra, Linda Miller, and Zenobia Wells. A quorum of the membership was declared.

**2. Introduction of Director Candidate(s):** Heather introduced herself and discussed the 22­23 budget items and the strategies she has employed to collect past due dues. There are four candidates. Two candidates introduced themselves: Peggy Kimble and Matthew Demmer. Felipe Garcia and Sam Jones are running but were not present. Patty Gately was not running any longer so Heather informed the residents present to draw a line through her name on the ballot.

**3. Discuss items to be voted on.** Items are the 2023­24 budget printed in the October 2023 newsletter and the new candidates.

**4. Turn in ballots for items being voted on.** Heather called for all ballots to be turned in to Sarah Gella and Kitty Phillips. There was a short delay as those who had not done so turned in their ballots.

**5. Approval of minutes from last Annual Meeting of Oct. 12, 2022.**  Heather called for the minutes of the Oct. 12, 2021 Annual Meeting, to be approved; motion to approve by Linda and Zenobia seconded; minutes were approved.

**6. Treasurer’s report**. Heather discussed the budget and asked everyone to review them for the vote. If everything goes as planned, we should be in the black for the coming year.

**7. Welcoming Committee Report**. Margaret Tollefson, head of the committee, delivered the report, to wit: She was in Maine from June through September, and unfortunately was not able to check email. When she arrived home, she discovered Frontier had cut all her lines so she is working on it. There are three welcome packs to be sent out to new residents, and those will go out over the next several days. Heather sends Margaret information on new residents, and Margaret sends welcome packs to those listed.

**8. Parks Committee Report.** No Parks committee currently.

**9. ACC Report.** Matt Freeman reported that the ACC was working with two or three homeowners that were in violation of the deed restrictions. Also, they had been enforcing deed restrictions throughout the subdivision, and the area was looking better. One resident with multiple violations has been working very hard to clean his yard. At the next meeting Matt will have a list of the residents in violation so we can determine what action to take to get the residents to clear their violations.

**10. Old Business** – We have decided not to hire a Property Management Company. It was going to cost approximately $35,000.00 a year just for base cost. We only collect $36K annually, and that’s if everybody pays their dues, so we can’t do that. So, with the volunteers that have come forward, we should be able to handle the issues that are going on and get things a little bit more organized.

10.1 The ACC has received one bid and has provided it to the board to fix the valves. Also, there is a tree that may be dead. If it needs to be taken care of it will probably cost 4 – 6 K to remove. Residents discussed the names of various tree removers to get the best price.

10.2 The matter of dissolving the POA has been tabled at this time. There was some discussion on the difference between an HOA and a POA.

10.3 Wiener Roast/Hayride Preparations. Penny LaMaestra reported that she and Zenobia had put up announcements of the hayride and information at all the mail kiosks in the area and on Next Door. Zenobia Wells announced that no one had volunteered their trailer this year for the Hay Ride, so she would be advertising on next door to see if she could get some volunteers. There will not be bales of hay this year as it was too expensive and did not work well last year. She informed everyone to bring blankets, pillows, or stadium seats to sit on.

**11. New Business.**

11.1 There is a tree blocking drivers view of the road on the corner of 775 and Hunters Glen. A resident wanted to know who to call to take care of it. If it’s on county road you call the commissioner – anyone can all them. Heather informed the resident that it is the Counties responsibility so to call the county commissioner; same with pot holes.

11.2 Please put out the word to residents to come out along the route and give candy to the children on the hay ride. Map routes were posted on all the mail boxes.

11.3 Question on fiber coming to the area. Much discussion on the different companies bringing fiber to the area now.

11.4 Much discussion on the pending closure of the Firehouse. Where will we meet when the firehouse closes? One resident provided history of the Firehouse and much discussion on who currently owns the property. Heather reported that in 1994 Blue Green Southland gave it to Eagle Creek Volunteer Fire and in 2016 the warranty deed was transferred to Eagle Creek Volunteer, Inc and then on 2017 the deed transferred to Wilson County ESD #2.

11.5 A resident asked if there are any written records so we can go back and see history of agreements made. Heather said she scanned all the records Jerry gave her but she does not know if that is all the records. Penny said there are a bunch of records in the back room of the firehouse. Much discussion on having a scanning party so we can just scan everything in and make it available from the webpage.

**12. Adjournment to Executive Session to vote on new board members.**

Heather asked the newly voted in directors to remain for the Executive session to vote in new officers. Peggy Kimble was elected as President, Mathew Demmer as Vice President, (Heather Vella as Treasurer, Susan DeLoren as Secretary; both will continue in their positions). Directors now consist of: Felipe Garcia, Sam Jones, Penny LaMaestra, Linda Miller, and Zenobia Wells.

**13. Report the results of items voted on.**  Budget was approved and all candidate directors were elected to a position on the board.

**14. Adjourn.** General meeting Adjournment at 2:46 P.M. Executive session began at 2:53 P.M. and adjourned at 3:05.

//Signed by Linda Miller – Acting Secretary// on Hard copy

23 Jan 2024 Approved