

## Minutes of the ECROA Board Meeting

Jun 27, 2023

**1. Call to Order and Establish Quorum.** Meeting was called to order at 7:06 P.M. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were: Alice Hartzler, President; Heather Vela, Treasurer; Penny LaMaestra and Linda Miller. A quorum was declared.

**2. Approval of Minutes from 23 May 2023 meeting.** Minutes from the May meeting were handed out to committee members and the April and May 2023 minutes were formally approved by Heather and Penny.

**3. Welcoming Committee Report.** Margaret Tollefson, head of the Welcoming Committee was absent due to vacation.

### **4. Treasurer's Report as of June 27, 2023.**

Debts owed \$0

May 2023 checking account statement showed: 16,374.77 as of 27 June 2023 is at 14,914.85

Beginning Balance \$ 16,374.77

Deposits, etc. \$ 2414.61

Checks, etc. \$ 1782.27

Ending Balance \$ 17,007.11

Checking account balance per QuickBooks as of 06/27/2023 is \$14,914.85

As of June 27, 2023, of our 641 residential lots there are:

421 lots paid current (this includes overpaid lots)

38 lots overpaid for a total of \$4637.58

119 lots that still owe 2022-2023 dues for a total of \$7441.30, these owners owe up to \$67.90 each (this amount includes finance charges)

56 lots still owe 2021-2023 dues for a total of \$7,094.71, these owners owe up to \$131.05 each (this amount includes finance charges)

45 lots that are more than 2 years past due for a total of \$16,005.94, these owners owe more than \$165.00 each (this amount includes finance charges)

Total AR as of 06/27/2023 is \$25,904.37

Heather sent information on 3 new residents to Margaret Tollefson.

**5. Parks Committee Report.** Alice Hartzler reported that she had received an estimate on the revitalization of the Pond project. We are looking at \$19,865.00 that is going to include panel swamps at lakeside well heads, trenching up the existing water lines from the well heads to the lakes, replace with all SC40 PVC, replace with new float system that

will turn off the pumps once the Lake is full and replace the existing with a new HOA panel. The lead time is approximately 6-8 weeks, that does include freight. The scope includes all labor, freight and mileage. So, we are looking at how much we have in the budget to see if we can move forward with that at this time.

Penny talked about what she had discovered from SARA concerning natural waterways. She prepared a very detailed notebook detailing how to determine the source of the waterflow and what residents can and cannot do with the waterflow. We can put our fences down to the waters edge but the fence cannot interfere with the waterway. Wilson County and Texas also say you cannot block the waterway. We would have to get an attorney and sue the resident currently blocking the waterway and from everything Penny read we would win and the resident would have to pay for all the court costs including our lawyer's fees. Another solution was to move the waterway so that it avoids the resident's property but the deeds of those other properties may need to be modified to allow for that. Alice asked someone to get a copy of the original Platte so they can identify exactly where all the ponds are in relation to resident property lines. A resident was concerned with the SC40 PVC mentioned in the estimate because it has a problem getting hard and brittle and will break in no time. They suggested using the same type of piping farmers use – iron pipes – last a long time. Alice said she will talk to Caprice's son about that. Penny is going to try and get a copy of the original Platte. Another resident wanted to know what the \$19000.00 was going to cover. There was much discussion concerning the well at Eagle Ridge. The well barely puts out any water. Alice said the 19K was only for the two ponds. Alice said that she and Caprice's son did look at all the ponds but does not recall any mention of the Eagle Ridge Well in the estimate. Penny said she will follow up with Caprice's son and check out the other Pond.

**6. ACC Report.** The ACC was not present at the meeting.

**7. Old Business.** Penny wanted to discuss mowing. The areas around the signs are getting high grass around them. Decision was made to review the mowing contract to ensure mowing around the signs is included. Heather said the contract is yearly, he charges for Misty bend park and walking trail, and the other parks. If the areas need mowing then we are supposed to call him and he will come out and mow. That is in the contract – if you don't call him, he won't come out. Alice asked if someone could send her the information as to where exactly the sign areas are that need mowing then she could get a hold of the mower.

A resident asked about a rumor he heard about hiring a management team to serve as our ACC. Alice said yes, they were getting estimates because residents were complaining about the ACC so they were pursuing that idea and would put it on the ballot during the annual meeting if they decided to go that route.

More discussion on ponds, trying to identify the actual name and location of all the ponds and how they are fed. Penny asked if the well pump was broken at the Eagle Ridge pond. The resident could not answer the question. It was believed that the Well may be going dry.

Discussed the business with the storage units that has the violations. The business was sold and the new owner is working to resolve all the violations.

Penny asked what we do about owners that have violations that sell their homes. Do we have anything in place that would force the owners to resolve the violations before the residence can be sold? Alice said no, because it costs more money to put a lien on someone than its worth. Alice said as the board we cannot be involved in that process. If there is an infraction ACC identifies it and if the homeowners disagree, they come to us to help resolve the issue.

**8. New Business.** Alice summarized the actions to be resolved by the next meeting:  
Ponds Issue: Penny will try to get a copy of the original Platte and will try to discover what is going on with the Eagle Ridge Well. Penny will also contact Caprice's son about the estimate to see if it includes the Eagle Ridge Well. Alice will discuss the Pipe issue with Caprice's son to ensure we are putting the right type of piping in.  
Mowing Issue: Alice will call the Mower.

**9. Adjourn.** Meeting was adjourned at 7:58 p.m.