

## **Minutes of the ECROA Board Meeting June 25, 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; Donna Nye, Secretary; and Directors: Penny LaMaestra and Zenobia Wells. Linda Miller, Director joined virtually a short time after the meeting started. 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). The President stated the Board will try to answer all questions on tonight's agenda and will research and report answers for any new business brought up today at the next regular Board meeting in August.
- 3. Approval of Previous Meeting Minutes.** Meeting minutes from May 28, 2024 were read by the Secretary and the Board voted to approve them IAW Robert's Rules.
- 4. Treasurer's Report.** The Treasurer gave the Annual Treasurer's Report as of June 25, 2024. There was a question about whether the "Debts Owed" had been paid and the Treasurer answered no they still needed to be paid and should be within the next week or so. The report was then approved by the Board. (See Attachment 2).
- 5. Report of the Welcoming Committee.** No report was provided.
- 6. Parks Committee Report.** Boulevard Park signs have been posted for Members to contact the Board to get access. The well pump was turned off last week due the rainstorms to save electricity. Spoke with Mr. Turner about swapping out the valves this week and then turning it back on to try to move some water down to the Misty Bend pond. Valve has been seized closed for a while, so we will see what happens. The Vice President will ask James, the contractor used previously, for quotes to fix the box and extend the water pipe. The Vice President will check the gate to see how to close the area off to keep out trash dumping, and etc. It was reported there is less vandalism at the Eagle Ridge Park than at the Boulevard Park.
- 7. ACC Report.** One property owner is wanting to do an addition, and decision will be made next week. The new email process is working better. Six letters of violation have been sent out this week due to inspections done. The President asked the Inspector if he had sent out the third letter. He replied he had not yet as he was waiting to see if the Board wanted to include a letter giving specifics as to what the actions and fines will be. This was the Inspector's recommendation since this is a new Board and property owners need to know what to expect now. There was discussion about making sure the property owner received the lien letters and not whomever may be living at the property. It was stated the Wilson County Appraisal District is a good source for current addresses of owners. The process for sending the three ACC notification letters was clarified and it was agreed the Board would send out a letter to the property owner 30 days after the certified third letter was sent stating what actions will be taken and fines to be levied. A question was asked about how long this same owner had been there; the answer was 11 years. More discussion ensued regarding this property being owned by a buyer-seller that does not live at the address. It was reported that the printouts from the County site are date and time stamped when printed. Inspector closed his report by stating he would take care of it this week.

**8. Old Business.** No additional old business to report.

**9. New Business.**

9.1 Problems with Debris. It was reported by a resident there was a problem with debris along Eagle Creek Drive since the cable guys have been working in the area. The ACC Committee member said he had seen the debris and it appeared that some had been picked up and possibly the crews were piling it up now for removal, and he had contacted Spectrum regarding the issue. There are two open complaints. Spectrum will contact the committee member today or tomorrow and will come to do an inspection with the committee member. The President was told Spectrum should be finished next week and then their salespeople will be coming around. There was discussion about contacting Spectrum and best ways to get a response from them.

10. Open Forum: The President reiterated the rules for speaking in the open forum.

10.1: Member1 was recognized and described issues she was having with Spectrum such as water hydrants left running, trash, ruts in roads, employees claiming “no English”, exceeding the property owner’s easement area and basic poor driving. She questioned the legality of the work being done. She reported she had contacted the County and was told to call the Commissioner. She has left messages but has received no response. The Vice President told her if private property is being torn up to call the Sheriff’s Department and, unfortunately, the Board does not have authority to kick out a utility. Water issue complaints should be directed to Aqua Texas. Aqua Texas has said Spectrum is supposed to meter the water they are using. It was noted one of the water plants is currently offline and should be brought back online sometime next week which should help with the water issues.

10.2: Member2 was recognized said regarding the Profit-Loss-Balance Report he had concerns regarding the utilities amount. It was reported the only costs for the utilities comes from electricity for the park pumps and the lights. Member2 reported the pump at Eagle Ridge was not doing anything and the only park with water was the Boulevard Park and asked if there was any way to get a breakdown of costs for each park which might be a way to save some money. Member2 inquired about the Water Permit Fee and was told it was an annual fee for Texas Environmental Commission. Member2 stated he went over the line items on the budget to see if there could be some cost savings. Member’s time expired. The President explained that items on the current agenda would be provided answers at this meeting, but any issues not on the agenda will need to be researched and addressed at the next meeting.

10.3: Member3 was recognized and asked if any late dues fees have been collected in the past 30 days. The Treasurer replied that yes \$2500 has been collected with one resident paying just over \$1000 as they thought the bank was paying the HOA dues through their escrow account. There was discussion about other residents thinking the same thing. Member’s time suspended during discussion by the Board regarding invoices. It was noted that a specific notice is on our website that the dues are not paid by escrow and the same is contained in the annual letter sent to all property owners. The Treasurer reported when she sends out the yearly invoices, she also writes on the invoice any past due amounts. The Treasurer will add a note on the postcard invoice stating HOA dues are not paid by escrow funds. Member’s time was reinstated, and he asked if anyone found out if the ACC records are public. The ACC Inspector said he would be glad to discuss but does not think is it legal to give out addresses. President stated no names or

addresses. Member3 asked what the six violations were. ACC Inspector listed grass between road and fence, trash, cars on blocks, piles of debris.

10.4: Member2 was recognized and said that according to the By-Laws a member on written demand stating purpose of the demand, has the right to examine a copy of the records but does not say anything about personal information. Member said he asked the ACC a year and a half ago but did not get any response. Member2 inquired as to where the records were held and there was conversation about where they are stored. He had been told in the past the records were on the Cloud. Member stated he had asked the ACC Inspector for the last five approvals and hasn't gotten them. He said according to 6.1 of the By-Laws Committee Chairs are appointed by the Board and asked who appoints the other committee members. There was explanation given by the President that until the ACC Committee is full, there cannot be a Chair appointed. There are only two ACC Committee members at present as the ACC Inspector is not a committee member. A third volunteer is needed for tie-breaking votes and discussions. Member2 asked the Board to remove Sam Jones from the ACC due to lack of participation. Member's time expired.

10.5: Member3 was recognized and stated he doesn't know the ACC Committee member in question, but he did attend the meeting when the disruption occurred and felt the committee member treated Member2 very unprofessional, and the Board should consider removing him. Member2 then asked who was on the phone and was told it was a Board Director. Member3 continued saying he feels removal should be considered. It was noted by the President that we need to see how it goes as he is new to the Committee. Member2 started to speak but was not recognized by the Board.

10.6: Member1 said she and her late husband have been here since 1994 and they have contacted Sam Jones for additions and he has been good in the past for approvals. She then gave an example from about five years ago. Member2 stated that has not been his experience.

10.7: President stated that all the issues brought up will be put into the research pile and will be discussed at the next meeting in August.

10.8: Member3 asked about the emails regarding the deed restriction fines and when we might hear from the attorney. The President replied hopefully by next week.

10.9: Member2 inquired about the Executive Meeting held after last month's meeting. He was told the information can be found at the end of the regular meeting minutes that will be posted soon. There was a short debate about whether the call of the Executive Meeting was announced prior.

**11. Adjourn.** A motion to adjourn was made and seconded. The meeting was adjourned at 7:51.

## **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

*ATTACHMENT 1*

## Eagle Creek Ranch Owners Association

Annual Treasurers Report as of June 25, 2024

Debts owed total \$732.70

The May 2024 checking account statements show:

Beginning Balance	\$ 27,836.43
Deposits, etc.	\$ 1,029.31
Checks, etc.	\$ 2,457.10
Ending Balance	\$ 26,408.64

Checking account balance per QuickBooks as of 6/25/2024 is \$24,234.65

As of June 25, 2024, of our 641 residential lots there are:

34 lots overpaid for a total of \$4,106.24

66 lots that owe 1 year of dues for a total of \$4,131.19, these owners owe up to \$71.36 each  
(this amount includes finance charges and resale certificate/title transfer fees)

69 lots still owe 2 years of dues for a total of \$8,880.39, these owners owe up to \$178.70 each  
(this amount includes finance charges and current year dues)

69 lots that are more than 2 years past due for a total of \$21,322.29, these owners owe more  
than \$178.70 each (this amount includes finance charges and current year dues)

**Total AR as of 6/25/2024 is \$30,227.63**

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

Respectfully submitted,  
Heather Vela, Treasurer

BOARD APPROVED  
JUNE 25, 2024  
Donna R Nye  
ECROA SECRETARY

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ATTACHMENT 2