

## **Minutes of the ECROA Board Meeting September 28, 2021**

**1. Call to Order and Establish Quorum.** Meeting was called to order at 7:01 p.m. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were Sam Jones, President; Susan DeLoren Secretary; Heather Vela, Treasurer; Linda Miller and Jerry Carpenter. A quorum was declared.

**2. Minutes of the last regular meeting on August 24, 2021** were approved as corrected. Heather made the motion to approve; Linda seconded. Motion passed.

**3. Welcoming Committee report.** A couple of new owners have been reported to Heather, but they haven't closed yet so there is no official report.

**4. Treasurer's Report.** As of September 28, 2021 all debts have been paid current. The August, 2021 checking account statements show:

Beginning Balance	\$11,112.82
Deposits, etc.	5,839.21
Checks, etc.	1,995.45
Ending Balance	14,956.58

Checking account balance per QuickBooks as of 9-28-21 is \$16,621.88.

Total Accounts Receivable as of 9-28-21 is \$32,219.64.

Heather reported that she will wait until the end of October to identify those residents whose dues are past due, then send out reminders. Several people who have past due balances have either paid those balances or have reached out to her to arrange payment plans, which is fine.

Caprice Richeson, a resident in attendance, spoke up to ask Heather whether she was aware that anything past due for more than four years is not collectable. Heather replied that anything that old should already have a lien against it. Aaron Hartzler, another resident, commented that the only way we could collect past due dues in that case would be to wait until the property is sold. At that point, the dues must be paid for the sale to go through, otherwise attorney fees would make it too expensive to collect. Caprice replied that as of this session of the state legislature, the attorney fees for collections is to be paid by the property owner. Heather interjected that she believed there were only two owners whose dues were more than four years past due, and Caprice replies that those who were past due for less than four years were the ones that should be turned over to the attorney for collection.

Caprice also asked the name of the new bookkeeper; she was told it was Proline Accounting. She then asked why the change was made and was told that the previous bookkeeper had resigned.

## **5. ACC Report and Parks Committee Report.**

### **a. Discuss upcoming hayride and any Covid changes that may be needed.**

Sam brought up a question about the hayride, which has been canceled. Susan replied that because of the Covid pandemic, if any attendee at the hayride had become ill, the Board could be held liable. Jerry mentioned that we had discussed this at the last meeting, but Sam had been out of the room.

**b. Plan/Discuss neighborhood garage sale at Misty Bend Park.** Sam had also discussed having a neighborhood garage sale. It was his idea that the Board needed to hold some event that would involve the neighborhood, and he was thinking we could hold it at Misty Bend Park. There would be room for about 20 stalls at the Park, sized 10'x10'. Susan asked if this meant everyone would have to bring their items to the Park, and Sam said that was correct. He then stated that this made no sense, however. If we canceled the hayride because someone might get sick, why would a garage sale at the Park be any different? It might be better to let the residents know that there would be an area-wide garage sale on a certain Saturday, and anyone who wished to participate could set up their items at the end of their driveway. There would be cars driving through the area and stopping when they saw something that interested them.

Jerry asked how residents would be notified about the garage sale. Sam suggested that we could put an announcement on the website and maybe put up flyers on the mailbox kiosks or post signs at the subdivision entrances like we do for Board meetings.

After a discussion, it was decided that that the ECROA Garage Sale would be held on November 6 beginning at 9 a.m.; there would be 10 spots available at Misty Bend Park instead of 20; Jerry would post signs at the area's entrances announcing the sale and referencing the website for more information; Susan will supply the verbiage for Jerry's signs; Zenobia Wells will place signs at the mailbox kiosks; Susan will post information on the Eagle Creek Ranch website and take reservations for the stalls at Misty Bend Park, and Linda will construct a spreadsheet for the names and contact information for those residents who will be participating. Susan moved and Heather seconded that the above should be instituted. Vote was unanimous in favor.

**c. Prepare to take bids to paint/repair sign at 181 entrance.** Sam led a discussion of the painting and repairs needed at the entrance sign at 181/Eagle Creek Ranch Blvd. We should take bids for a face-lift to the sign - minor repair and re-painting. These bids should run in the neighborhood of \$800 and should consist of a 5-gallon bucket of paint for the background, a couple of gallons for the lettering, wood to repair the fascia,

replacing the metal cap at the top of the sign and the rest for labor. Reach out to anyone who might be interested and have them submit bids via email to [ecrpoa@gmail.com](mailto:ecrpoa@gmail.com).

**d. Discuss burn at Parks to eliminate piles of debris and other necessary maintenance needed.** We need to contact someone at the fire department to bring one of their water trucks to the two parks to oversee burning of the debris. Sam will make this contact. It should cost no more than \$250 per park to arrange this safety measure to eliminate the debris piles. Susan moved to OK no more than \$250 per park for the fire department to supply a water truck. Linda seconded. Motion passed.

**e. Discuss repairs to walking path on misty bend.** Part of the Misty Bend Park walking path had washed away and eroded, and a portion of the path has collapsed. Discussion tabled, as we need to discuss another matter, but this is something that really needs to be addressed as soon as possible.

**f. Pump at Eagle Ridge Park.** The pump that the Board spent over \$7000 to have Stevens Well Service replace two years ago has once again apparently failed. Sam checked its operation, and it does not seem to be functioning. Sam will contact Stevens to see what needs to be done. He will relay their information on the matter to the Board by email.

**6. Old Business.** Susan asked if Jerry had spoken to Consumer Cellular regarding the ACC's phone needing to be taken out of his name. Jerry replied that yes, it has been transferred to Eagle Creek Ranch Owners Association and will be automatically paid each month by bank draft. The charge is approximately \$28.00 per month.

Susan also referenced last meeting's discussion when Jerry had mentioned that if the Board were sued for any reason that we should contact our insurance company first before talking to our lawyer. Susan asked who our insurance company is. Heather has that information and the name of our agent.

Jerry stated that at the last meeting we discussed when a property was being sold, the real estate agent asks for a resale certificate. Jerry further stated that a resale certificate is requested when membership in the owners association is mandatory, which it is in Eagle Creek Ranch.

**7. Attending ECR Residents comments on any items not on the agenda.**

Caprice's attorneys have sent her a summary of all the legislative actions of the past year regarding the operation of owners associations - the 2021 Texas Legislative Update. She has made a copy for the Board.

It is now mandatory for each water company in the state to have a plan to avoid the problems that arose during last winter's severe weather, and that plan must be

submitted to the state. Also the Board is required to conduct an inspection of the plan's implementation to make sure it has been effected and its requirements have been put in place. The maintenance engineer for Aqua in Eagle Creek Ranch is named Steve. The Board can coordinate the inspection through Steve and Caprice's son who is knowledgeable regarding the state requirements.

Also, a declaratory statement allowing the association to collect assessments needs to be filed with the county and the Texas Board of Realtors. It's like a management certificate, and it is required each time the information in the certificate changes. The declaratory statement is required in order to charge dues.

**9. Adjourn.** At 8:15, the meeting was adjourned.