**Minutes of the ECROA Board Meeting**

**November 28, 2023**

**1. Call to Order and Establish Quorum**. Meeting was called to order at 7:08 p.m. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were Peggy Kimble, President; Matthew Demmer, Vice President; Susan DeLoren, Secretary; Zenobia Wells and Penny LaMaestra. A quorum was declared.

**2. Approval of Previous Meeting Minutes.** Peggy asked if September 26, 2023 were considered the previous meeting since October’s meeting had been the Board’s Annual meeting, and therefore those meeting minutes would not be up for approval until the 2024 Annual Meeting. She was assured that September’s meeting would be considered the previous meeting. Since those meeting minutes had been emailed to all the Board members, but a vote on their approval had not been called, Peggy was given a hard copy of those minutes, which she read aloud so the Board could vote on their approval. The Board then voted to approve the September meeting minutes.

**3. Report of the Welcoming Committee.** Margaret Tollifson, Head of the committee, delivered the report**.** Margaret reported that she had had one mailing from the previous month returned to her marked undeliverable. She was unsure whether that meant there was no residence at that address or whether there was no mail receptacle for that address. She will consult the Floresville Post Office to find out the status of the address. Margaret then explained that Heather gets information from the realtor regarding new residents to the subdivision, and then passes the information to Margaret so she can send our welcome packets to the residences. Margaret then asked whether anyone had any information about 339 Governor’s Dr., as that was one packet that had been returned to her marked undeliverable. After some general discussion it was agreed that the house at that address was apparently being remodeled or repaired in preparation for sale or new tenants and thus the mail was currently undeliverable.

**4.** **Treasurer’s Report.** Heather was absent.

**5. Parks Committee Report.** Danny has apparently mowed the parks in the past month.

**6. ACC Report.** Matt Freeman, ACC Inspector, was at the meeting and reported that 99% of the deed restriction violations had been addressed and corrected. When Matt recognizes a violation, he tries to speak to the residents about correcting the situation before he reports it to the ACC. If the resident refuses to speak with Matt or attempts to address the situation, Matt turns the information over to the ACC. The ACC then sends a letter of notification of the violation to the property owner, stating that he has 30 days to rectify the situation before the matter is turned over to the ECROA Board of Directors for possible further action. The Board then votes on taking further action, which can include levying a fine, placing a lien on the property, or pursuing legal action.

Matt also reported that he had spoken to Danny Hudel regarding his mowing of the parks and public areas of the subdivsion, as well as situations brought up at the August board meeting. Matt further reported that there were some fallen trees which needed to be dealt with, and asked how the board wanted that handled. Susan said she would contact Heather about how much we would have to pay for tree removal. Susan also explained that any new construction plans have to be submitted to the ACC and approved before construction could begin. Susan also addressed the area’s deed restrictions and stated that the ACC’s secondary responsibility was enforcing those restrictions. Sam asked that the board move forward and take the worst of the offenders to court; to actually get the lawyers involved. VP asked to make a motion to identify the habitual deed violators and outline the steps to take them to fine them and at worst case take them to court. Sam requested the board then take at least one of the 3 habitually offenders to the attorneys to send the message that the board is taking action for deed violators.

Sam asked if anyone had any questions for the ACC. Susan requested the ACC describe their meetings. Sam detailed their meetings and methods of communication.

**7. Old Business.**

7.1 Mowing Contract:Susan asked Matt whether in his discussions with Danny he had asked whether Danny had a copy of his latest contract with ECROA. Danny replied that yes, he had a copy, and Susan asked Matt to have Danny give it to her so she could type a new and updated contract for both him and the Board to sign. Sam Jones, ACC member, stated he would have Danny send his contract to Susan. Susan could not recall the September conversation and had not received the contract from Danny. Peggy stated that Heather might have a copy of the contract.

7.2 Ponds: Condition of water level in the ponds was also reviewed. The Board voted to approve hiring a plumber for this job and taking bids on the job. Bids have been received, most inexpensive was from James Hamilton. The matter will be discussed further during the Jan meeting.

7.3 Fire Station Closure: The question was asked if the fire station was closing, and Margaret stated someone at the last meeting stated it was only closing temporarily for one year.

**8. New Business:**

8.1 Wells and Ponds:A resident provided information on the wells. Much discussion on ponds. One appears to be cracked. The price to repair the pond bottom would be approximately 30,000.00. So, the only way to repair the pond would be to raise the dues to pay for the repair and then the upkeep of the ponds. The Vice President stated he will try to come up with a plan of action to repair the ponds. A resident said he had been told in years past that the POA was responsible for keeping the ponds in good condition. Several people stated they did not want to hear about the POA being responsible because the facts are the well was drilled 35-years ago at 10,000 feet and the water level has dropped below that. A drought is a drought and there is nothing that can be done if there is no money to drill a new well. The Vice President said he will research and find out what can be done. Once cost is appraised a vote will have to be taken to see if the community wants to raise the dues to repair the ponds. If the response is no, then we will have to determine what the standard of care or maintenance will be and plot it out and take it to the community. A resident stated that he had spoken to a lot of the residents and they do not want the dues to be raised. The VP said we need to determine what the level and care is and what we must do to increase that level. We need to define those terms and measures. Another option is to talk to the residents around the ponds and see what they want to do. The Vice President said that he would discuss the options for new maintenance and repair in his Jan 2024 Parks reports. Zenobia volunteered to help Matthew research contractors to repair and maintain the ponds.

8.2 Fines: A discussion concerning fines for Deed Restriction began and Sam suggested we follow the Texas HOA laws for fines because they detail specific fines for specific violations.

8.3 Meeting Schedule: Zenobia requested we change the meeting dates to every other month rather than 9-months out of the year. Discussion ensued on Texas Law versus POA laws. Zenobia said she would research Texas state law about what is meant by regular meetings for the January meeting.

8.4. Downed trees: Discussion began about the downed trees on the intersection of Hunter’s Glen and FM775.

**9. Adjourn.** The meeting was adjourned at 8:08 p.m.

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

23 Jan 2024 Approved