

Minutes of the ECROA Board Meeting April 26, 2022

1. Call to Order and Establish Quorum. Meeting was called to order at 7:03 p.m. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were Caprice Ritcheson, President; Alice Hartzler, Vice President; Susan DeLoren, Secretary; Heather Vela, Treasurer; Linda Miller, Zenobia Wells, Penny LaMaestra and Lynda Aguirre. A quorum was declared.

2. Approval of Minutes from March 22, 2022 meeting. Minutes approved as corrected.

3. Welcoming Committee Report. Margaret Tollefson, head of committee, reported one Welcoming Packet sent out and two due to go out presently.

4. Treasurer's Report. Heather submitted the Treasurer's report as of April 26, 2022: March 2022 checking account statements show:

Beginning Balance	\$ 6,452.59
Deposits, etc.	1,639.36
Checks, etc.	4,696.62
Ending Balance	3,395.33

Checking account balance per QuickBooks as of 04/26/22 is \$12,065.97

Total AR as of 04/26/2022 is \$25,247.61. Heather stated that she has prepared post cards demanding payment for the 61 lots that are more than two years past due. These charges, including finance charges, total \$17,496.66.

Caprice directed Heather to send past due property owners letters demanding payment for past due amounts. She stated she has copies of letters used in the past, and she would send them to Heather to use.

After a discussion among the residents present and the Board of the financial straits of the Association, Harvey Clark, owner of Clark's Self Storage at Hwy. 775 and Eagle Creek Drive, and having heard the discussion of the Association's dire financial straits, has offered a loan of \$30,000 for one year to the Board. See Afterword.

5. Parks Committee Report. Sam Jones, head of the Architectural Control Committee (ACC) reported on the condition of the valves on the pumps in the ponds and the difficulty of finding the correct size replacement parts for the valve connectors. Sam said the current connectors were working well enough to keep the ponds filled adequately, so his concern was minimized while he continued to search for the right size connectors.

6. ACC Report. Sam would be reporting on several properties that were in possible violation of their deed restrictions.

Sam reported that the property owner who had built his fence down into the water of one of the ponds had refused to move his fence back out of the water, and when Sam once again spoke with him about it, he told Sam to speak with his attorney. At that point, Sam ended the conversation. He decided his priority was making sure the pipe and valves were working well enough to fill the ponds, even though he knew one of the valves needed to be replaced. Sam decided to take the problem of the fence in the water to the Board, because it is his understanding that it is illegal to place a fence in a waterway. Caprice said that Sam should check with the County Commissioner, Gary Martin, about whether that rule referenced flowing water, and whether our ponds would be considered a waterway. Sam reported that he had a map showing the watersheds around Eagle Creek Ranch properties, but the map did not show the flood plains involved, which could be a source of flowing water. Caprice said he might be able to get the map he needed from Gary Martin, but if not, Sam should contact the Corps of Engineers for a map showing the information he needed. Sam noted he also needed to see the man's deed to determine whether his property mentioned being "waterfront" property or some other such "water" designation, because if it did the man may have a legal leg to stand on. Caprice replied that the property owner should be sent a demand letter giving him a certain number of days, say ten days, to correct the situation, and if it is not corrected in that time, we will enter the property and correct the situation ourselves. He should be told that if he wants to send the letter to his attorney, he should feel free to do so. Make it clear that he has destroyed our property, regardless if he owns it, the property is under the jurisdiction of the ECROA Board.

319 Misty Bend – Matt Freeman, Inspector for the ACC, reported that the property owner had been confused about the problem with the height of his grass. Matt spoke with him and explained that he must keep the easement at the front of his property mowed, and the property owner stated that the situation should be rectified within the next week or two.

106 Eagle Creek Ranch Blvd. - Also referenced the height of the grass. Zenobia said that she had lived here five years, and the woman had cut her grass only twice. She is a single mom with a special needs child and says she can't afford to have the grass on her property maintained. Sam replied that she should probably be sent a letter describing the problem and giving the woman an opportunity to explain her situation. Caprice said that if she couldn't afford to mow it the woman should be told that we can mow it for her.

1139 Wildflower – Matt mentioned that several notices had been sent to this address, and Caprice wondered if there had been any response from the property owner. Sam said they had been working off the name on the Aqua Texas list, but they didn't know whether this was the property owner. The name from the Aqua list is the one who is paying the water bill and could be a renter. Heather said she has a list of property owners she acquired from the Wilson County Appraisal District, but she had contacted a couple of people on that list who told her they hadn't owned that property in five to ten years.

1049 Wildflower – Fence is falling down in sections and needs to be repaired. Three letters have already been sent to this address describing the problem. The next letter we send will tell them that the situation is being brought before the ECROA Board at the next meeting, May 24th. Sam said the letter would be worded in such a way that the property owner would know that he was invited to attend the Board meeting to discuss his case.

At this point Caprice asked if the ACC had received the letters that were in use in the past, and when she had been assured the ACC had the letters, she said they should add a sentence in the third letter stating if the property owner did not rectify the problem the Board could either enter the property to solve the problem or turn the matter over to the attorney. In some instances, such as a section of fence having been knocked down, it may be cheaper to fix the fence than get the attorney involved in the case. Sam mentioned if we plan to enter someone's property to make repairs, we should notify the sheriff's office so that a deputy could be sent out to accompany us onto the property.

203 and 207 Eagle Ridge Blvd. - Matt reported that one of addresses, 203 he thought, was vacant, and mail addressed there was undeliverable. The other address, presumably, received the letter. Caprice told Matt and Sam that when you bring a case before the Board, you will need to bring a copy of each letter you sent, a copy of pictures taken, certified receipts and either the envelope or the green card, and anything relating to the case that had been sent to the property owner, because the attorney is going to need all that before doing anything else.

Caprice also said that when she calls the county commissioner, she will give him Sam's contact information, since she does not know the history of the situation and everything that's been said, and Sam replied that was fine. Also, Sam is going to reach out to the water company about removing the meter at the Eagle Ridge entrance.

7. Old Business

a. Front Entrance sign and Water Meter – James Hamilton reported that the sign had been repaired and looked very good. Several Board members and several residents in attendance agreed that the sign was now a source of pride. Sam was directed to have the water meter removed from that location.

b. ACC Committee Members – Caprice directed that this be taken up in Executive Session.

c. ACC Easement Issue - Apparently Rick Trevino gave Harvey a verbal OK for the lean-to on Harvey's property, which Harvey described as "temporary." Rick did not enter any information into the ACC files regarding a verbal OK, so we will need to just take Harvey's word on this matter.

8. New Business. Penny LaMaestra said that whoever was checking the street lights in the area should report back whether all the lights were working or not. Susan replied

that Margaret Tollefson was going to do that. Margaret had spoken with FELPS and gotten a list of the locations of all the street lights the Board was paying for.

Regarding complaints regarding the bright light at his storage facility, Harvey reported that his light had caught 2 thieves on his property and he was able to take pictures of the offenders and turn over the pictures to the sheriff's office. But Harvey will redirect the light so it is not shining directly at his neighbor's house.

A resident in attendance reported that the U.S. Flag at the Eagle Ridge entrance to the subdivision was tattered and unsightly and should be replaced. Sam will take the flag down.

9. Adjourn. Meeting was adjourned at 8:30 p.m.

Afterword: After informal discussion by the Board, Harvey Clark's offer of a \$30,000.00 loan was declined.