

**Minutes of the Eagle Creek Ranch Owners Association  
Board of Directors Annual Business Meeting  
October 26, 2021**

**1. Call to Order and Establish Quorum:** The Annual Meeting of the Eagle Creek Ranch Owners Association was called to order at 7:01 p.m. at the Wilson County ESD #2 Emergency Services Building, 11382 FM 775, Floresville, TX 78114. Board members present were Sam Jones, Vice President; Heather Vela, Treasurer; Susan DeLoren, Secretary, Jerry Carpenter and Linda Miller. A quorum of the membership was declared.

**2. Introduction of Director Candidates:** Sam Jones introduced the candidates for Board of Directors membership. They were Caprice Ritcheson, Zenobia Wells, Penny LaMaestra, Lynda Aguirre and Alice Hartzler. Alice Hartzler could not attend this meeting. All other candidates were introduced to the attending members.

**3. Discuss the items to be voted on.** The Board and members present or their proxies will vote on the 2021-22 budget and the candidates nominated for the Board.

**4. Turn in ballots for items to be voted on.** Sam called for any outstanding ballots to be handed in to Sarah Gella and Kitty Phillips, who were introduced as the residents who would be counting and certifying the ballots.

**5. Approval of minutes of the last annual meeting of October 20, 2020.** Sam read the minutes. Linda moved the minutes be approved, and Jerry seconded the motion. Minutes were approved unanimously.

**6. Treasurer's Report.** Heather Vela delivered the report as of October 26, 2021:

Beginning bank balance	\$14,956.58
Deposits, etc.	5,766.66
Checks, etc.	2,694.36
Ending Balance	\$18,028.88

Checking account balance per QuickBooks as of 10-26-21 is \$17,369.14

As of October 26, of 641 residential lots:

402 lots are paid current for a total of \$24,120;

18 lots are overpaid for a total of \$1,530.24;

134 lots still owe current dues for a total of \$7,960.59;

37 lots still owe 2020-21 dues for a total of \$4,428.43;

68 lots are more than 2 years past due for a total of \$18,675.89.

Total AR is \$29,534.67 (a decrease of \$2,684.97 since 9-28-21).

Heather also reported the budget for the 2021-22 year, answering questions as they were raised by the membership.

Kathy Matthews, a resident in attendance, noticed there weren't any write-offs noted for the unpaid dues. Heather answered, no there had been no write-offs, saying that since the bills went out for dues this year she has been contacted by many people saying that they hadn't known they were behind with their dues, that they hadn't received their bills, etc. So she has set up payment plans for some of them, and they are making payments. Some have paid their past-due amount in full, both of which has decreased the AR amount considerably.

Kathy asked what the total income amount represented, and Heather answered that the amount was what was expected to be paid by the members based on past records. This amount did not assume that all dues for the current year would be paid in full. Heather explained that one contributing factor to members' paying their past-due dues was the refinancing of their mortgages because of the much lower interest rates now in effect. When a mortgage refinance is attempted, one of the requirements for approval is for any past-due dues be paid in full to the Owners Association.

There was then a discussion regarding the number of lots that dues were collected on. Heather explained that there are 641 lots in Eagle Creek Ranch, most of which are residential lots. All of the residential lots are sold, even though there may not be a residence on each lot. Some people owned more than one lot, but had their residence on only one. Some property owners did not live in the area at all. But all lots were billed for dues; when dues invoices were sent out, 641 invoices were mailed.

Kathy also asked what the \$500.00 per month budgeted for the ACC was for. Sam answered that this amount was based on an estimate of the property inspector's hourly salary and mileage for his weekly drive-through of the area and reports to the Board of trash, abandoned vehicles, easements requiring mowing and other violations of deed restrictions. This expense is to keep the sheriff's department from the necessary inspection of the neighborhood. It's hoped that our inspector can speak with residents regarding their violation or the ACC can send a letter detailing the infraction.

Kathy then asked what the \$550 per month for the bookkeeper covered. Heather told her that was the amount that had been paid for years and covered keeping ECROA's books, collecting dues, paying bills, filing taxes and intervening with the IRA when necessary, etc. Pretty soon Heather stated she would be filing liens on the properties that are seriously behind on their yearly dues. Kathy asked whether that was the lawyer's job, and Heather replied that no, she would be filing the liens and saving the money the lawyer would charge.

Kathy also asked when the liens expired, and Heather answered that liens in Texas did not expire. They were in effect until they could be collected when the property sold. She has the list of all current liens and intended to start filing new liens before the end of the year on properties whose owners were three years or more in arrears on their dues.

Caprice Ritcheson commented that the amount of AR was ridiculous. Heather agreed.

Sam stated that in the past the Board has discussed various ways of collecting past-due amounts without having to pay a collection agency or a lawyer to do so. Heather reiterated that she would be sending out statements to those owners who had past-due amounts, with letters saying that liens would be filed on any property three years or more behind on dues. Ordinarily she would file liens on properties that were more than two years behind on their dues, but with the COVID pandemic and the freeze last winter, we would not count that year.

Caprice stated that something more must be done to bring down the Accounts Receivable total; it should never be over eight or nine thousand dollars. She asked whether the Board had considered hiring a collections agency or doing something more to collect this money. Sam replied that paying a collection agency or lawyer to collect the dues owed would not be cost effective, and Caprice would soon be sitting at the Board table and would be in a position then to make any further suggestions.

Heather reminded everyone that there was about \$8,000 of current dues in that AR total which weren't even 30 days past-due yet, and she believed that most of that money could be collected by just sending out a reminder letter to those owners. Additionally, she said that much of the past problems were due to dues invoices being sent out in April when dues weren't actually due until September. This year invoices were mailed in late July or early August which resulted in more owners paying on time than in past years.

**7. Welcoming Committee Report** – Margaret Tollefson, Committee Chair, has returned from Maine and delivered the report. Two new orders for welcoming packets have been sent to Margaret, which she will send out. Margaret reported that she will contact the Floresville Chamber of Commerce to procure more printed information about Floresville to include in future packets.

**8. ACC and Parks Committee Reports.** Sam delivered both reports.

**ACC** – Sam attended a Zoom meeting for the ACC, called to discuss changes in the law regarding committee rules and regulations. Sam described generally some of the subjects discussed on the call, but said he would send an e-mail containing this Zoom meeting to members of the Board so everyone would have the full discussion.

**Parks Committee Report** – Sam discussed the expected expenditures for the parks, particularly the work done and still to be done on the pumps. Doug Sample, past Board president, was introduced and commented that the Eagle Creek pond pump wasn't that old, and asked what was the problem with it. Sam explained about the pump's filling up with sand and silt and burning out, and its having to be replaced only a few years ago. It was now filling up with debris again, and the pump company had been called out to inspect it.

Sam met with the Wilson pump company which replaced the pump when it failed before and they have found that the pump was stirring up a lot of debris from the bottom of the pond and clogging the pump, which was splitting the pump casing and causing the failure. Wilson suggested installing a smaller pump which would not cause as much sand and debris to be stirred up and gravel-packing the pump to keep it off the bottom of the

pond. Replacing this pump is quite expensive, and the Board needs to address the problems so that pump replacement does not need to be undertaken every few years. Doug mentioned that the property owners adjacent to the park had bought their lots as “waterfront property,” so the pump must be repaired regardless of cost or the Board would be open to lawsuits from those owners.

Sam commented that the proposed work and predicted expense were to rectify the situation and keep the pump from burning out again.

The discussion was ended then and the decision on the pump tabled until the next Board meeting when more information would be forthcoming and possibly other bids on the necessary work could be gathered.

There are burn piles of fallen limbs and other ground debris in the parks, and we were going to have to buy a burn permit to burn this debris. But the burn ban that was in effect has been lifted, so the permit is not needed. Sam has spoken to the Emergency Services building, and they are willing to bring a water truck to the sites when we are ready to burn the piles.

Sam announced that ECROA was holding an area-wide Garage Sale on November 6<sup>th</sup> across the entire subdivision. He further explained that he will mark off 12 spots in Misty Bend park designated for residents to set up stalls for them to use for the Garage Sale if they wish. He stated that if residents would prefer setting up their sale location on their own property at the end of their driveway, that is permissible, but the marked areas at the park were for residents whose home locations were not advantageous for offering their goods for sale. The sale will begin at 9:00 a.m. and last until approximately 2:00 p.m. Additional information is available on the Garage Sale page of the Eagle Creek Ranch website, [eaglecreekranch.org](http://eaglecreekranch.org)., along with a phone number to call if residents plan to set up items for sale at their home or want to reserve a spot at Misty Bend park. Signs announcing the Garage Sale are going up after this meeting in the mail kiosks around the neighborhood.

**9. Member comments on any item not on the agenda.** There were none.

**10. Possible old business.** There was none.

**11. Possible adjournment to executive session to discuss legal matters.**

There were none.

**12. Report the results of all the items voted on.**

ECROA 2021-22 Budget            Passed

The following new members were elected to the Board of Directors:

Caprice Ritcheson

Zenobia Wells

Penny LaMaestra

Lynda Aguirre

Alice Hartzler

**12. Adjourn.** Heather moved and Jerry seconded a motion to adjourn. Passed at 7:58.