

Minutes of the ECROA Board Meeting

May 28, 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; Donna Nye, Secretary; and Directors: Penny LaMaestra, Felipe Garcia, and Zenobia Wells. Heather Vela, Treasurer and Linda Miller, Director attended virtually. A quorum was declared.
- 2. President's Greeting.** The President informed community members present of the new rules for speaking during the meeting (see Attachment 1).
- 3. Approval of Previous Meeting Minutes.** Meeting minutes from April 23, 2024 were read by the Secretary and the Board voted to approve them IAW Robert's Rules.
- 4. Treasurer's Report.** The Treasurer's report (provided by the Treasurer) was read by the President and was approved by the Board. (See Attachment 2)
- 5. Report of the Welcoming Committee.** Four new welcome packs were sent out this month and one was returned from last month's mailings. There was discussion with the Treasurer about the process for receiving reimbursement for incurred expenses.
- 6. Parks Committee Report.** The contractor has finished the work at the Boulevard Park, but it has not been inspected yet. Invoice has been emailed out to the Board for review, and as soon as the Treasurer issues the check for payment, it will be given to the contractor. Repairs were made and two valve boxes were replaced. It was \$100 more than the estimate. The locks for the parks have been purchased and signs will be posted as soon as they are available. The Boulevard Park access can be locked up. Eagle Ridge Park has two gates both of which will be locked. This park gate needs some repair, and an attempt will be made to fix it with material already available. There was discussion about vehicle access into the parks. The only two parks that will restrict access will be Boulevard and Eagle Ridge. There was discussion regarding the downed trees in the park and options to take care of them.
- 7. ACC Report.** No ACC report was given as the ACC Inspector nor an ACC representative were in attendance.
- 8. Old Business.**
 - 8.1 Cable now being run from Eagle Creek Drive into Misty Bend area. The company installing the cable is Spectrum. It is unknown how long it will take.
 - 8.2 Vandalism at the Eagle Creek and Misty Bend Park reported by Member. The Vice President reported that the only thing that we can do is report it to the Sheriff's office. We can clean it up or pay someone else to clean it up. The box cover does not need to be replaced right now but may need to be in the near future.
 - 8.3 Question by Member about Board's goals or long-term plans. Board's goals are to improve community living by addressing tasks as quickly as possible; also to increase communication between the Board and the Members, keeping in mind that the Board members are also POA

Members and volunteers. If there are issues, we are all here and you may talk to any of us about what you might like to see for the community.

8.4 Question by Member about being on the Board or ACC. A Member cannot be on both the Board and the ACC at the same time. It was explained that the Member in question was not officially assigned a seat on the Board at the Executive Meeting held after the elections. The Member said they would serve on whichever he was needed. Since we do need more ACC committee members, the Board placed him there rather than on the Board of Directors.

8.5 Question by Member about possible dues increase. A raise in the dues is definitely a possibility since the dues have only been raised once since 1989. Several specific costs and inflation rate increases were noted. The Board and the community cannot maintain a working budget for all our tasks on a 1989 budget. It will probably be brought for a vote at the October scheduled voting meeting. In regard to the status of hiring a management company, it was tabled at the September 23, 2023 meeting as the Members present were not in favor of hiring a management company and, due to the generous volunteers who stepped up, made the hiring of a management company unnecessary. The management company representative did not even show up at the meeting to explain their terms.

8.6. Open Forum:

8.6.1: A Member was recognized and said that he had brought this issue up previously during the January or February meeting that there are 140 lots that are one or more years in arrears. He asked what has been done in the last four or five months. The President stated that there was one property that has numerous infractions that is being actively worked and it takes time. There was discussion about other issues that have been taken care of, but not the past dues issue. The Member said he feels these dues need to be collected before there is a raise in dues.

8.6.2: A Member was recognized and asked who the contractor was for the valve repair was and was told it was GNC Model and Repair. He asked who was here from the ACC and was told there was no representative at the meeting. He asked how many liens have been sent out by the ACC and was told he would need to contact the ACC. There was discussion about how often an ACC committee member has attended during the past six meetings. He asked if the records the ACC keep are public records and was told he would have to ask the ACC. He stated he had emailed the ACC but has not received a response. He said he did receive the financial records he had asked for from the Treasurer and that he appreciated it. He stated the approved March meeting minutes were incorrect and requested they be amended. He said they were incorrect due to them stating the Member was asked to leave due to a disruption. He would like it to be amended that a committee member was the one that was disruptive, took the Member's recognized time and was asked to leave. The President stated they were both asked to leave at the same time. The Member disagreed with that statement and said he had his own recording of the disruption. The Board stated it wasn't necessary to change the minutes. The Member asked who monitors the mailbox and was told it was the Treasurer. There was discussion about the Member sending certified letters, one of which was returned to him, but the President did receive the one sent to her. He thanks the Board for having goals and will continue to try to contact the ACC. The President noted that according to the By-Laws, the ACC members do not have to attend our board meetings since they are a separate entity from the Board. The Member asked if it is the ACC is who sends out the lien letters. A Board Director asked if the Member would like to join the Board in order to help with some of the tasks. He declined but mentioned that he has fixed things around the community

properties. It was noted that the Member's time had expired. The Board stated that the dues would go up regardless of the hiring or not of a management company and a Board Director said the issue of collecting the late dues is being worked. The President said that most of the Member's questions were covered in tonight's Old Business portion of the meeting.

8.6.3: A Member was recognized, and he thanked the Board for volunteering. He said he has seen the progress that the Board has made in the past two years. He said the goal for HOAs is to find common solutions.

8.6.4: A Member walked in and wanted to pay his dues. He was recognized and his information and his dues payment were taken.

8.6.5: A Member was recognized and said he does not want to criticize but feels the Board needs stronger leadership. He thinks the Board should consider getting a management company. He is not really in favor of getting a management company because dues will really go up, but they do get things done. Discussion ensued about the dues and how long it would take for the HOA to recoup the funds. There was more discussion about the cable company coming in the neighborhood and when they might be done.

8.6.6: Motion was made to adjourn the meeting. A Member requested additional time. Motion to adjourn was seconded. There was discussion about whether the Member would be allowed additional time. The Member was then granted an additional three minutes but said he would only use one minute. He spoke about how long some of the current Board members had been on the Board, but felt that in two to three years, the Board would still be talking about the same issues. Stated that the Board would not put issues on the table for the members to vote on. He said he was frustrated with the process. He thanked the Board for allowing him the additional time. A Committee member suggested to hire a couple of lawyers. There was discussion about the legal requirements in placing a lien on someone's property.

9. Adjourn. A motion to adjourn was again made and seconded. The meeting was adjourned at 7:46.

BOARD APPROVED
JUNE 25, 2024
Donna R. Nye
ECROA SECRETARY

A. Executive Meeting: Directly after the May 28th BOD meeting, a meeting of the Executive Board was called to order at 7:50 p.m. with a quorum declared.

B. New/Old business: The following topics were discussed:

1. Architectural Control Committee (ACC) and its current staff shortages
2. Minutes of the last Executive Board meeting of April 28, 2024.
3. Deed Restriction fine schedules

C. Adjourn Executive Meeting. Motion made to adjourn, motion seconded, and motion approved. Meeting was adjourned at 8:04 p.m.

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 May 28, 2024

Debts owed total \$2,491.70

The April 2024 checking account statements show:

Beginning Balance	\$ 28,745.77
Deposits, etc.	\$ 219.18
Checks, etc.	\$ 1,128.52
Ending Balance	\$ 27,836.43

Checking account balance per QuickBooks as of 5/28/2024 is \$26,359.53

As of May 28, 2024, of our 641 residential lots there are:

28 lots overpaid for a total of \$3,650.20

68 lots that owe 1 year of dues for a total of \$4,091.50, these owners owe up to \$71.36 each
(this amount includes finance charges)

65 lots still owe 2 years of dues for a total of \$8,269.08, these owners owe up to \$135.83 each
(this amount includes finance charges and current year dues)

75 lots that are more than 2 years past due for a total of \$23,411.94, these owners owe more
than \$135.83 each (this amount includes finance charges and current year dues)

Total AR as of 5/28/2024 is \$32,122.32

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

Respectfully submitted,
Heather Vela, Treasurer

BOARD APPROVED
MAY 28, 2024
Donna R. Nye

ATTACHMENT 2