

## **Minutes of the ECROA Board Meeting**

**May 23, 2023**

- 1. Call to Order and Establish Quorum.** Meeting was called to order at 7:04 P.M. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were: Alice Hartzler, President; Margaret Tollefson, Welcoming Committee; Penny LaMaestra, Lynda Aguirre, and Linda Miller. A quorum was declared.
  
- 2. Approval of Minutes from March 2023 meeting.** Minutes from the meeting were approved. Penny LaMaestra made motion to approve the minutes from March and Linda Aguirre seconded.
  
- 3. Welcoming Committee Report.** Margaret Tollefson, head of the Welcoming Committee reported one welcoming packet is being prepared to be sent out and three were sent back as undeliverable, because of no dwelling or the Post Office could not find a dwelling. Alice will look at the three addresses that came back and try to figure out what is going on with the rejected packages for Lots 402, 66 and 291.
  
- 4. Treasurer's Report.** Report was tabled because Treasurer was not at the meeting.
  
- 5. Parks Committee Report.** Alice Hartzler reported that she had been unable to visit the Parks and opened the floor to anyone that had. Penny LaMaestra said that a friend of Zenobia Wells walked the Misty Bend trail recently and said it did not look bad, no major overgrowth was noted. Margaret Tolleson mentioned the ongoing discussion about procuring gates for the park entrances. Zenobia sent an information sheet she had drafted detailing her efforts to have the Sheriff's department patrol the park and questions she had regarding electricity for the new gates – see attached letter. Alice said they are still waiting on estimates for the gates and since we are still waiting on an estimate from Caprice's son for the upgrade to the system for the ponds, obviously the ponds would take priority. Our inspector asked, "Are you talking about the valves?" Alice responded, not the valves, just upgrading the whole system. The inspector said several residents had called him about the ponds. Alice stated we are considering just replacing the whole system because the present system fails too often. Alice will reach out to Caprice's son to find out if he has estimates for a new system yet.
  
- 6. ACC Report.** The ACC was present at the meeting and reported three troublesome properties. One involved abandon cars, one the easement problem and the third one should

be taken care of it. The addresses were passed to Alice for the two that were not responding to ACC violation letters.

**7. Old Business.** Discussed problem with the water valves and the one property that has caused an issue with the waterflow. Penny is going to River Authority to find out if we indeed have a waterway or not. Once that is decided the ACC will determine the next plan of action. Alice reported the property owner in question does have an approval letter from the ACC; however, the property owner went beyond what was approved and put the posts in the wrong location. This voided the ACC approval and he has not taken any steps to come into compliance. Penny asked what we could do, put a lien on the property. Alice said yes, we can do that but it is very expensive. Conversations with past board members who went through the process said it was more of a detriment to the community than a help. Alice's recommendation is to hire a property management company to replace the ACC since we only have 2 people on the ACC board currently. The ACC member that was present said he thought that was a bad idea because a management company will not care about our residents and the valid reasons 95% of the violators have for whatever the violation is. He reiterated that 95% of the residents come into compliance once they receive a letter from the ACC. Sam has volunteered to come back to the board and if he does there will be 3 again. Margaret asked if the property owner blocking the pond was the worst violation the ACC is working? The ACC said yes other than the junk cars. The property owner has rented the property out and the cars do not belong to them so they do not feel it is within their rights to remove their landlord's property. Conversation turned back to the Pond issue and much discussion over if the water that filled the ponds was from a natural waterway or manmade. Several suggestions made as to how to resolve the issue. One suggestion was to Essay the property to see if property owner erected the posts outside his property. Margaret said she would ask Cindy Faulkner (Served on ACC in the past) if she remembered anything about the ACC approval.

Margret said she would like to see the street light issue rectified. She has gone in to FELPS three times, and the street light at Palo Alto goes out too soon after she turns from 181. FELPS said they are having problems getting parts. The light at 775 and Palo Alto by the mail boxes is only illuminating at about 10%. We have 9 street lights and ECROA is paying for them, so if they are not coming on we are getting robbed. Margret said she is going to speak with the head manager at FELPS and if that does not work, she will call the county commissioner and see if he can help.

**8. New Business.** Working on policies with the ACC. Alice said she is getting estimates to hire a management team to serve as our ACC since it seems we only have one person versus the required three. Alice will not be making an executive decision; the community will have to vote if it is decided by the board they want to go ahead with hiring a property management company.

**Alice summarized the actions to be resolved by the next meeting:**

Ponds Issue – Penny will call to get definition of water way.

Gates – Zenobia working gate estimates and seeing if there is electricity for electric gates.

Lights – Margaret working with FELPS to ensure all 9 of our lights are working correctly

**9. Adjourn.** Meeting was adjourned at 7:36 p.m.