

Minutes of the ECROA Board Meeting September 26, 2023

- 1. Call to Order and Establish Quorum.** Meeting was called to order at 7:01 P.M. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were: Susan DeLoren, Acting President and Secretary; Penny LaMaestra, Zenobia Wells and Linda Miller. A quorum was declared.

- 2. Approval of Minutes from 26 September 2023 meeting.** Minutes from the August 2023 meeting were handed out to committee members and the August 2023 minutes were formally approved by Zenobia and Penny and Susan and Linda voted Aye.

- 3. Welcoming Committee Report.** Margaret Tollefson, head of the Welcoming Committee was present and provided the welcoming committee report. Margaret reported that she has been without Wi-Fi for two weeks so she has nothing to report other than the fact that we have received 3 packages back, and will need to find out why they were not able to be delivered.

- 4. Treasurer's Report as of September 26, 2023.** Treasurer was absent; however, report was delivered for the meeting.

Debts owed \$0

August 2023 checking account statements show:

Beginning Balance \$ 14,421.84

Deposits, etc. \$ 6322.10

Checks, etc. \$ 3718.58

Ending Balance \$ 17,025.36

Checking account balance per QuickBooks as of 09/26/2023 is \$27,210.46

As of September 26, 2023, of our 641 residential lots there are:

19 lots overpaid for a total of \$2,965.13

274 lots paid current (this includes overpaid lots)

181 lots that owe 2023 dues for a total of \$10,681.66, these owners owe up to \$62.93 each (this amount includes finance charges)

99 lots that still owe 2022-2023 dues for a total of \$12,174.54, these owners owe up to \$128.36 each (this amount includes finance charges and current year dues)

88 lots that are more than 2 years overdue for a total of \$26,012.59, these owners owe more than \$136.27 each (this amount includes finance charges and current year dues)

Total AR as of 09/26/2023 is \$45,903.66

5. Parks Committee Report. ACC Inspector said Danny had mowed the areas reported as in bad shape during the August meeting.

6. ACC Report. Matt (Inspector for the ACC Committee) was at the meeting and reported that 94% of residents have corrected reported discrepancies. Susan explained the inspector's process. When inspector finds a discrepancy, he tries to speak to the resident to resolve before turning discrepancy over to the ACC. If the resident refuses to speak with inspector or fix the discrepancy Matt turns the matter over to the ACC. The ACC sends discrepancy notice letter and the resident has 30-days to resolve the issue. If the resident disagrees with the discrepancy and the ACC's decision then the matter is turned over to the Board of directors to resolve. If we agree with the discrepancy then we have to vote on whether to put a lien on the property, levy a fine, or turn over to lawyers. On another manner, Matt said he had spoken to Danny about the lawn maintenance and the issues brought up during the August meeting. Danny agreed that he would pay more attention to the sign areas. Also, Matt reported several fallen trees that may need to be taken care of and wanted to know how to take care of that. Susan said she would contact Heather to see how much we have to pay for tree removal. Susan explained that residents must submit building plans to the ACC committee before anything is built or moved. Susan further discussed the reason for Deed restrictions and that the ACC's secondary job was to enforce the deed restrictions.

7. Old Business. Matt mentioned that he had talked to Danny and the area was nicely mowed. Susan asked if Danny had a copy of the contract he signed 2 years ago. Sam said yes, Danny has his copy. Susan said she needs to make a new contract for him to sign because the contract is out of date now. Sam said he will get a hold of Danny and have him send Susan a copy.

The sign by Eagle Creek entrance is covered with litter. People just throw litter out at that corner.

Condition of the Ponds was discussed briefly.

Resident asked if we could lock the gates to the Park because he is directly affected by it. A lot of people are coming in to the Park at night and they don't even belong to our community. Susan said they need to find something thick enough that the visitors cannot cut through the locks. Several ideas were discussed on ways to resolve the issue. Discussed cameras and motion lights as a deterrent. Also, new gate with auto opener that requires code to open it. Resident mentioned all the trash and drug paraphernalia the visitors are leaving in the park. Two residents were asked if they would mind forming a security team for the park. Both residents agreed. Zenobia volunteered to help open the gate in the morning since she walks in the park every morning. Everyone liked the idea of a special container lock, kind of shaped like a silver hockey puck. Requires key to open it – lock cost \$250.00 – too thick to cut through. The board would have to vote to pay after receiving estimates for lock, once approved then secretary could release the money. In the meantime, they will use combo lock to secure gate bar.

During the August meeting, someone asked if anyone even uses the parks. Matt reported he sees people in the parks all the time.

Condition of pumps for ponds discussed again – A resident explained how pumps work to feed both ponds on Misty Bend. One valve is broken – there are two valves. The person that knew that was on the ACC board over 4 years ago, when he left he did not pass that knowledge on. The only thing that needs to be done is to have a plumber fix the flapper so it is not stuck in the closed position. The other pond may be cracked since it has been dry so long. Need to request bids to have the two broken gate valves replaced. Discussed ways to get the word out: next door, on ECROA webpage, and announce during Oct Annual meeting. Motion to take bids to replace two broken Gate Valves in Eagle Creek Ranch Blvd Park, motion carried. Have people interested in submitting a bid contact Matt Freeman so they can show them where the pumps are located. Matt said that would be fine with him.

Discussed why water only trickles at Eagle Ridge pond – water well drilled to 250 feet and water level has dropped lower because of draught. The one on the Blvd is pumping.

Next subject – Voting on whether to disband the ECROA POA. Subject was tabled due to the generous volunteers who stepped up to run the board.

8. New Business. News letters are folded and put together so they can go to the Post Office, they just need address labels and stamps. They are on top of the newsletters in the boxes in the back. Penny said her and Zenobia would take care of that.

Margaret said she heard a rumor that Eagle Creek was getting high speed internet through GVEC and want to know if the rumor was true. Susan said yes, they are installing it but we don't have it yet. Some of the residents present indicated they now have highspeed internet through GVEC and some reported they were told it would be a year due to issues with the FELPS poles. Depends on the district you are in.

Margaret also asked why there were so many Aqua Tanker trucks driving by her house every day. Matt explained about the tank failing and how Aqua is buying water to keep us in water till the new tank arrives.

Question was asked about face book page for the ECROA POA? No, we do not have one.

We have next door group and the ECROA Webpage.

Announcement made verifying the fire station will be temporarily closing – no date provided as yet.

9. Adjourn. Meeting was adjourned at 8:08p.m.