

Minutes of the ECROA Board Meeting January 25, 2022

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 Caprice Ritcheson, President; Alice Hartzler, Vice President; Susan DeLoren, Secretary; Heather Vela, Treasurer; Linda Miller, Zenobia Wells and Penny LaMaestra. A quorum was declared.

2. Guest Speaker – Mr. Gary Martin – County Commissioner, District 1.

Mr. Martin was introduced to the assembly. He is a certified Professional Engineer (PE).

Martin presented a map of the subdivision with the new district lines clearly noted. The subdivision has been divided into two parts. For the portion of Eagle Creek Ranch that is not represented by Mr. Martin, it remains in the jurisdiction of Larry Wylie, District 4. Mr. Wiley is not running for re-election.

Meetings of the County Commissioners are the 2nd and 4th Mondays at 9:00 a.m. at the county courthouse on the Square in Floresville. That's the Commissioners Court.

Martin noted that he will always be available to attend our Board meetings with a little advance notice. Simply call his office, 830-321-1445 and he will put the meeting on his calendar to attend.

Martin was thanked for his appearance at this meeting, thanked for his prompt response to a pothole issue in the subdivision and for the map he left with the Board.

3. Approval of Minutes from September 28 and November 23, 2021.

Heather moved approval of minutes from both meetings with no changes and Alice seconded. The minutes were approved.

4. Welcoming Committee Report. Margaret Tollefson reported 2 new requests for a welcoming packet, which have been sent out. Susan asked Margaret to make sure information regarding the area's website, including the address, eaglecreekranch.org, was included in the future welcoming packets. Margaret assured Susan that such information would be included.

5. Treasurer's Report. Report as of January 25, 2022

Debts owed \$0

December 2021 checking account statement showed:

Beginning Balance \$ 16,514.63

Deposits, etc. 1,888.30

Checks, etc. 1,298.30

Ending Balance \$ 17,104.63

Checking account balance per Quickbooks as of 01-25-2022: \$ 7,312.40

Total AR as of 01-25-2022 is \$26,657.01 (decrease of \$750.39 since last meeting in Nov.

Heather reports she has statements going out to those owners over 120 days in arrears, telling them that this is their final notice and they have 30 days to pay or to contact her to make arrangements for a plan to pay. Candice stated that if they don't pay or make arrangements to pay the Board will have to file a lien against the property or hire an attorney to collect the monies in arrears. The laws have changed, and we need to find an attorney that will not collect the past-due money and then keep it for "attorney fees," so the Board ends up with little or none of the remittances.

Caprice further noted that years ago the Board had foreclosed on a lot in the subdivision, and asked the Board whether we should try to sell it. Susan said she had no idea where the lot was, and Caprice replied that it on Feather Ridge, a very short street, the first left off the second subdivision entrance from Hwy. 181, Eagle Ridge Drive. We will have to find the address of the lot – the Board has the deed to the property – and list it with a realtor. Susan moved that we locate the deed and list the lot for sale. Margaret seconded the motion. The motion passed. Caprice said she would gather more information on the property and find out if a past Board had dealt with it.

Heather mentioned that she had two checks that needed to be delivered to the insurance company office in downtown Floresville. Susan said that she would deliver the checks.

Additionally, Heather mentioned that she had filed the management certificate for the POA online, and she had made it available to the Texas Board of Realtors.

A member in attendance asked if the commercial lots in the subdivision had to pay dues, and Caprice answered no. It is written in the subdivision's Deed Restrictions that the commercial lots were exempt from yearly HOA/POA dues.

6. Parks Committee Report. Alice delivered the report, saying that she and her husband Aaron had gone by the parks yesterday and found the following:

- at Misty Bend there are still brush piles and a broken fence out toward the back of the park, paint on the table and scattered trash.
- At Eagle Ridge there was moving water in the pond, so the pump is working. There is also a broken grill there.
- And then in the Eagle Creek Blvd. park, there is a pipe coming out into the pond, but it's not clear whether that pipe feeds water into the pond or what. There was nothing coming out of the pipe then. There was some green sludge by the pipe.

Caprice suggested that Alice should get with **Sam Jones** and have him explain how the plumbing works in those ponds and what is involved in monitoring the ponds.

Susan suggested Alice could just call the well company and have them explain about the pumps and plumbing and what she should look for in her monitoring duties.

7. ACC Report. Tabled, since Sam Jones, ACC head, is absent.

8. Old Business

a. Status of gravel-pack of well. Done; the pumps are running.

b. Status of insurance for pump failures. Caprice has inquired, and insurance is not available. Basically such insurance would be like a home warranty. Several insurance companies said they were not going to write a policy for equipment failures.

c. Signage cost. This item references the cost of the real estate signs we spoke about last meeting to place by the mail kiosks notifying residences of special activities, such as the recent area-wide garage sale, Board meetings, etc.

Caprice checked on the cost of such signs, and the least expensive were \$250.00 each, which puts them out of reach of what we could afford. They could make the little corrugated ones, but those are maybe a foot off the ground and small. Nobody would see them, and those were still \$50 each.

She spoke with Jerry Carpenter, past Board member, who told her the last time the Board used signs such as these, four of them were stolen.

And there is no way we could permanently affix the signs to the mailbox kiosks. Caprice suggested we continue with the signage we have.

Zenobia, who is responsible for posting Board meeting signs at subdivision entrances, suggested we at least go to Home Depot or another hardware outlet and get some reflective lettering to use on the current signs so they could be bigger than they are now. She could make the signs permanent, just leaving the date blank, and enter each applicable date when posting. She will try to show the Board a prototype at the next meeting.

d. Eagle Ridge Blvd. sign repair. Penny reported she received a bid through Next Door and one through Angie's List, which was ridiculously expensive. James Hamilton came submitted a bid for repair of \$1945.00. John Mann gave us a bid of \$1950.00 for repair and \$8750.00 to replace the sign.

After some discussion, the Board concurred that the sign did not need to be replaced at this time. If it were repaired and repainted, that would be sufficient for the time being.

Susan asked if any of the bids had itemized the work to be done for repairs, and Penny replied that James Hamilton had, but the print had been too small for her to read. James was present, and said if we needed a detailed list, that he would supply an itemized legible copy, but that what he had in mind was reinforcing the current sign, fixing the flashing at the top of the sign to keep water out, repainting, and other small repairs.

Caprice asked who was responsible for the flags, which had been taken down and not replaced. Heather answered that the Board had recommended that the flags be taken down because they were faded and tattered, and Sam had taken them down. Some residents were complaining on Next Door that the flags had been taken down, but Heather had tried to explain that they had been damaged or stolen, so the Board had decided to take them down. They will be replaced when we can decide how to keep them from being stolen.

Caprice asked for a motion to accept a bid and have the sign repaired. Penny moved that James Hamilton's bid be accepted. Alice seconded, and the motion passed.

e. Work Day for Parks. Item was tabled until March meeting.

f. Management Certificate. Heather reported during Treasurer's Report.

g. E-Mail addresses for Homeowners. Heather is still collecting these.

People who have responded are mostly those who have paid their dues, but she is still reaching out to collect the remainder.

h. Inspection of Aqua Texas. Caprice reported that she had talked to Brett Reed of Aqua Texas a couple of times. He was very friendly, but said that he would not authorize our inspecting the plants. There are two plants. She replied that apparently his refusal meant that they were going to have Texas Environmental Quality Control (TEQC) inspect them.

Reed replied that yes, TEQC would be inspecting both plants in March, and assured her that we would get a copy of their report. Caprice said she wanted a complete, top to bottom inspection of both plants, and Reed agreed.

Caprice further reported that the water company has had this entire area for sale for at least 7 years. We are a very small service area for Aqua Texas and far removed from their main service area, but no other company wants us.

Heather mentioned that we are really lucky to have Aqua Texas, because other areas around us, which are handled by S&S, have terrible water. People from other areas on Next Door complain about their water and post pictures of cloudy, yellow water and bathtubs stained yellow by their water.

i. ACC Committee members. Caprice remarked that we couldn't discuss this item without Sam being in attendance, so the discussion was tabled.

9. New Business. Susan said she and Heather currently sign our checks, as our checks require the signatures of two Board members. If anyone else wants to be a signatory on the account, she will have to go to the bank, have them draw up the paperwork, return to the bank to pick up the paperwork, take it to the Board member to sign, then return it to the bank so they can update their permission records. Susan suggested that we put no other signatories on the account right now, since it's such a hassle, and she and Heather continue to sign the necessary checks. Currently, only Heather has been signing checks, and the bank has been honoring them, so let's maintain the status quo. The Board members agreed.

Also Susan reported that a friend of hers has developed a personal safety app for smart phones which is available now. It is named Personal Safety Net. It is intended to be used by people living alone – retired, disabled, etc. The way it works is the person downloads the app, lists two people as contacts who also download the app. Each day, within 2 hours of a certain time, i.e., 7 a.m., 9 a.m., etc. the person who's alone accesses the app on their phone and "checks in," which alerts the contacts that the person has checked in. If the person does not check in, the app alerts the contacts that the alone person requires a wellness check. Susan says this is an extremely easy app to use by

everyone, and she wants to put out the word that it's available. She was asked if there were a subscription required, and Susan answered yes, there is a subscription cost. Caprice said the Board could not endorse a private enterprise, but Susan could announce it and post the information on our website and Next Door, which was agreeable.

Caprice then asked Heather to get a debit card from the bank on our account, because both Susan and Jerry Carpenter had received an email from the website host saying our subscription needed to be renewed, and both had paid it with their personal credit cards, then requested reimbursement. Caprice said a debit card could be used to pay such bills. In the future, no one but Heather should pay any bill. Nothing should ever be paid for by anyone but the treasurer, except small amounts for which you request reimbursement. That way, duplicate payments such as the website, will be avoided.

Caprice also announced that Sam has the ACC's inspector sending out letters to homeowners about tall grass and other deed restrictions violations, and that should not be happening.

The way it works is the inspector goes out and inspects. When a violation appears, the inspector brings a report back to the ACC – not just Sam, but to the entire committee of three people. The entire committee decides which letters should go out and double checks name, addresses and the violations. One person should not do it. So we need to have two people beside Sam on the committee.

Susan mentioned that she knew of a woman who was willing to serve on the committee to handle administrative and clerical duties. Caprice stated that the committee had to have at least three members.

A general discussion ensued regarding the responsibilities of the ACC, and Caprice mentioned that the ACC was completely separate from the Board. She stated that the ACC – the entire committee - was responsible for sending out letters citing deed restriction violations. If the violations were not addressed by the property owner nor corrected in a reasonable time, then the ACC was to bring the violation to the attention of the Board and the Board would then determine whether any further action should be taken.

Additionally, Caprice mentioned that if we can not find volunteers to serve on the ACC we may be forced to hire a management company to act as the subdivision's ACC. This will necessitate a community-wide increase in the annual dues amount, which the residents will not like, but we are required to have a functioning ACC. Linda responded that we should let the residents know so they have an opportunity to comment or volunteer. Caprice said we need to speak with Sam before we do anything further.

The meeting adjourned at 8:10 p.m.