

Minutes of the ECROA Board Meeting
August 22, 2023

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, 11381 FM 775, Floresville, TX 78114. Board members present were: Susan DeLoren, Acting President; Heather Vela, Treasurer; Penny LaMaestra, Zenobia Wells and Linda Miller. A quorum was declared.

2. Approval of Minutes from 27 June 2023 meeting. Minutes from the June 2023 meeting were handed out to committee members and the June 2023 minutes were formally approved by Penny and Zenobia.

3. Welcoming Committee Report. Margaret Tollefson, head of the Welcoming Committee was absent due to vacation.

4. Treasurer's Report as of August 22, 2023. The invoices that are due on 30 Sep 2023 were sent out to all residents.

Debts owed \$0

July 2023 checking account statements show:

Beginning Balance \$ 15768.78

Deposits, etc. \$ 2.34

Checks, etc. \$ 1349.28

Ending Balance \$ 14,421.84

Checking account balance per QuickBooks as of 08/22/2023 is \$11916.03

As of August 22, 2023, of our 641 residential lots there are:

15 lots overpaid for a total of \$2,559.61

43 lots paid current (this includes overpaid lots)

381 lots that owe 2023 dues for a total of \$22,745.80, these owners owe up to \$60.00 each (this amount includes finance charges)

118 lots that still owe 2022-2023 dues for a total of \$14,512.92, these owners owe up to \$128.36 each (this amount includes finance charges and current year dues)

99 lots that are more than 2 years overdue for a total of \$28,694.23, these owners owe more than \$145.10 each (this amount includes finance charges and current year dues)

Total AR as of 08/22/2023 is \$63,393.34

Susan made an appeal to the residents to please pay their dues because we do not have any other resources to pay for the upkeep of the parks and ponds.

5. Parks Committee Report. Park area looks mowed but the area around the Eagle Ridge signs looks terrible. Matt (ACC Inspector) said he will call Danny and find out if the mowing contract covers that area.

6. ACC Report. Matt was at the meeting and reported that 90% of residents have corrected reported discrepancies.

7. Old Business. Park area looks good but the area around the Eagle Ridge signs looks terrible. Matt (ACC Inspector) said he will call Danny and find out if the mowing contract covers that area.

8. New Business. Discussed Management Team to take over the ACC Committee duties since there are not enough members. Resident asked if there would be a Management Team to discuss what all that would entail. Susan answered that they were supposed to be here but have not shown up yet. Matt said he was not aware that we did not have enough people to run the board and informed the board that Phil and Sam have been helping with ACC issues. One resident stated that it seems like we would have enough people to volunteer to run the board. Linda stated yes but with all the people here tonight, not one person volunteered to be on any board on the sign-up sheet. Sam explained that we should be able to have volunteers slide into the unelected board positions. Since, the only elected positions that must be filled are President and Vice President. Much discussion on the pros and cons of hiring a management company. Susan said if we increased dues to \$10.00 versus \$5.00 a month, we could afford a management company because they would enforce the payment of dues as well as enforcing the community deed restrictions. The majority of residents present did not like the idea of raising the annual dues.

Someone asked what it would take to dissolve the corporation. Much discussion on this topic. A resident stated we need to have a lawyer provide the answer on how to dissolve. Another resident said, rather than dissolve, we should hire a lawyer to go after the in arrears residents. Much discussion on forming a committee to go after the people not paying their dues or taking care of their property by fining them and putting a lien on their property. Susan stated Heather can put a lien on their property but another resident stated it would not do any good since you must wait for them to sell it before you get the money. A resident that was a former volunteer for the fire department said it was practically impossible to get people around here to volunteer. Everyone agreed. It was suggested we table the discussion on Property Management company until we hear from a property management company. Susan said she will try to have someone at the Sep meeting if she had to drag them there. Someone asked if anyone at the meeting had been under a property management company before. A resident said yes and their dues were \$120.00 a month and it was terrible. If your grass was longer than your toe nail, you would get a letter on your door and someone would be there to take a picture of you getting the letter. Another resident stated we should be helping our neighbors not chastising them.

Much discussion on what it takes to change the bylaws. Susan stated that it takes 25 people to make a quorum to change the bylaws. A resident said he would like to see that in writing because he thought it was 2/3s of the entire community. Susan said to read the bylaws.

A resident asked what the process would be to vote on the two choices (Hire Property Management Company or Dissolve the Corporation). Susan said it would be in the October Newsletter and everyone would vote during the Oct Annual meeting. The newsletter also contains a ballot and a proxy if you want to have someone vote for you. You must be in good standing to vote – paid your dues. If we vote to dissolve, we will have to decide how to take care of the parks and the ponds. A resident stated the parks are in terrible condition with drug paraphernalia all over the ground. Heather stated we have asked the sheriff's department to patrol but they do not have enough officers. We simply do not have any volunteers to patrol or clean the parks and no money to hire someone to do it. A resident asked if we could put a survey in the Newsletter to see who actually uses the parks. If no one does, we should close them.

A resident asked to introduce a new subject and proceeded to inform everyone that the new fire chief was discussing closing our volunteer fire department (Wilson County ESD #2, Emergency Services Building) because the Cimmaron station has more calls than ours does. Very important everyone attend the 11 Sep and 18 Sep meetings and let the new chief know we do not want them to close the fire station. Someone asked if we could complain to a Judge? The resident stated we must petition to the Fire chief's board. The repercussion are we will no longer have life support personnel with our fire support if they close our station. Also, everyone's insurance will go up because now we are further away from a fire department.

As the meeting was wrapping up Susan asked if those who were now ready to volunteer would please sign up before they left. She also reminded everyone not to throw their newsletters away when they arrived in the mail because their ballots would be in the letter.
Five new volunteers signed up to join the board.

9. Adjourn. Meeting was adjourned at 8:06 p.m.