

Minutes of the ECROA Board of Directors Meeting

January 26, 2020

1. Call to Order and Establish Quorum: Meeting was called to order at 7:05 p.m. at the Wilson County ESD #2 Emergency Services Building, 11381 FM 775, Floresville, TX 78114. Board members present were Aaron Hartzler, President; Sam Jones, Vice President; Heather Vela, Treasurer, Mary Ellen Figueroa and Jerry Carpenter. A quorum was declared. No recorder used.

2. Treasurer's Report. Heather Vela presented the report as of December 31, 2020:

Tax Form 1099's going out in February

Checking account statements show:

Beginning Balance	\$21,515.23
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Deposits, etc.	\$ 1,199.39
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Checks, etc.	\$ 6,141.87
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Ending Balance	\$16,572.75
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Checking account balance as of 01/22/2021 is \$16,113.72.

As of December 31, of our 641 residential lots there are:

435 lots paid current including 34 overpaid for a total of \$2,296.99 and

106 lots still owe 2020 dues for a total of \$6,522.34 and

55 lots that are 2 years due for a total of \$6,573.56 and

49 lots that are more than 2 years past due for a total of \$11,412.20.

Total AR as of 12/31/20 is \$21,295.59

3. ACC Report and Parks Committee Report.

a. ACC - Sam Jones presented the ACC report.

An Inspector has been hired for the area and has already begun making rounds. His name is Matt, and he drives a pickup. He has already reported on two residences: one on Eagle Creek Dr. and one on Harvest Lane. Mainly he has been identifying properties with inordinate debris on the property. Letters were sent to both homeowners. The problems at the property on Eagle Creek Drive was corrected, but may have recurred. The debris pile on the property on Harvest Lane has not been cleared. There was discussion about lot 332 and others in violation of deed restrictions. Sam reported that 2nd and 3rd letters had been sent to some owners, resulting in some corrections while others have not made obvious corrections.

b. Parks – The well at the Eagle Creek Ranch Blvd park quit working and Sam had Stevens Well Service check it out. Stevens said the pump was damaged by debris from the crumbling well casing which voided the warranty on the pump. The fix will require both repairing/replacing the pump and doing something about the casing. Sam is negotiating with Stevens and will get back to the BOD with the plan and costs.

4. Welcoming Committee Report. Margaret Tollefson reported that she was not able to get info from the Floresville Chamber of Commerce due to Covid-19 issues.

5. Possible old business. There was further discussion regarding overdue dues assessments, Jerry mentioned that payment plans had been offered in the past, after some discussion, payment plans were not liked. No definitive collection plan determined.

6. New Business.

a. Aggressive dog complaints. Aaron related his personal experience with aggressive dogs on his property, got the Sheriff's dept. involved and after showing video to the responding Deputy, the Deputy talked with the dog's owner and the owner installed electronic dog fence to contain the dogs.

b. Eagle Ridge/Misty Bend Mailbox issue. The Postmaster complained to Aaron about how a "Board Member" addressed the issue with him. The BOD member, Mary Ellen admitted being the BOD member but denied being rude.

c. Bookkeeper. Jerry suggested that he would get in contact with the bookkeeper to discuss status of late documents. Proposal mentioned that Heather's company might have the capability to take over if previous bookkeeper needed to step down due to work overload.

7. Attending ECR residents' comments on any items not on the agenda.

There were none.

8. Possible adjournment to executive session to discuss legal matters.

There were none.

10. Adjourn. Sam moved the meeting be adjourned, and Mary Ellen seconded. The meeting was adjourned at 8:27pm.