

Estates at Eagle Creek Property Owners' Association
Emergency Board Meeting

August 15, 2016

Meeting called to order at 6:07 p.m.

106 Oak Hollow, Floresville, Texas 78114

Board members:

Present: Paul Witek, President; Philip Vipond, 1st Vice President; Ashley Chohlis, 2nd Vice President; Colleen Witek, Treasurer

Absent: Theresa Morehous, Secretary

Secretary's report: Minutes were taken by Colleen Witek.

1. An emergency meeting was held at the request of Philip Vipond. The purpose of the meeting was to discuss a violation located at 11030 FM 775, property owner is Christopher Chapa. A complaint had been received by the Paul from a neighbor of Mr. Chapas. Mr. Chapa operates a home business involving long haul trucks. The noise of idling engines is loud and disruptive and Mr. Chapa is parking his trucks on the county easement. Philip has provided Mr. Chapa with a couple letters, spoken personally to him, and sent him a letter by email this past week.

Philip recommends a fine with a certified letter. Philip recommended \$250 fine every time he parks a truck on the easement.

Paul stated he will check with the Sheriff's Department regarding this issue to see what assistance they can provide.

Colleen stated that before a certified receipt letter with a fine can be sent, the exact section and paragraph number must be identified within the DCCR and/or By Laws stating this is a violation. This is an absolute to ensure legality if taken to court.

2. Colleen provided Phillip with some examples of Violation Letters that Philip may want to use to help provide consistency in our correspondence.

3. Philip was reminded that there are two properties with ACC violations:

- 155 Montesito (Mr. Love) - Philip will check again with property owner. It was voted on to give me Mr. Love 30 days and no further occurrences. Next incident results in fine.
- 215 Encino (Mr. Paloma) have junk vehicle. Old van has sat on property for over 3 years and is inoperative.

Next meeting will be at 6 p.m. **September 26, 2016** at Paul and Colleen Witek's house, 106 Oak Hollow.

Motion made to adjourn meeting by Ashley Chohlis and 2nd by Colleen Witek. Motion passed. Meeting adjourned at 6:42 p.m.