

The Estates at Eagle Creek Property Owners' Association Inc  
Board Meeting: Tuesday, May 7, 2024  
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:02 p.m. Quorum establish

Board Members present: Sheldon Shed, President; James Mylius, Treasurer; Theresa Morehous, Secretary, Colleen Witek, 2<sup>nd</sup> VP.

Non-board members present: 6 Property owners

**Secretary's Report:**

- April 2<sup>nd</sup>, 2024 minutes were read. Colleen made a motion to accept the minutes as read, Jim 2nd, motion passed 4-0.

**Secretary Point of Order for Board Members and ACC Members:**

**Board Members**

Place 1	expires Feb 2026	currently held by Theresa Morehous
Place 2	expires Feb 2025	currently held by Colleen Witek
Place 3	expires Feb 2025	currently held by James Mylius
Place 4	expires Feb 2025	currently held by Sheldon Shed
Place 5	expires Feb 2026	currently vacant

**ACC**

Place 1	expires Feb 2025	currently held by Charlie Johns, Chair
Place 2	expires Feb 2025	currently held by Josie Dollarhide
Place 3	expires Feb 2026	currently held by Brian Morehous

**Reports of Officers, Boards and Standing Committees**

Vacancy on the board- we had 3 candidates.

1. Orlando Martinez-declined to be considered. Not interested in treasurer position.
2. Jacqueline Carter-did not come to meeting or submit a bio to be considered.
3. Candace Gonzales

Sheldon made a motion to nominate Candace Gonzales to fill the vacancy on the board with the term ending Feb 2026. Jim seconded the motion. Motion passed 4-0.

### **Treasurer's Report:**

Balances as of April 30, 2024

Deposits: \$481.27      Debits: \$2,146.73

Checking balance: \$12,146.73      Edward Jones: \$40,278.28      Report Balance: \$52,425.01

Sheldon made a motion to approve the treasurer's report, Colleen 2<sup>nd</sup> the motion. Motion passed 5-0.

Currently 1 unpaid yearly maintenance dues, one passed away. Sheldon made a motion to waive the late fees for this individual and Colleen 2<sup>nd</sup>. Motion passed 5-0

Maintenance Fees are still late 7-June

**Third notice:** notice of assessment lien; cannot be sent until at least 90 days after the second notice was sent.

\$ 36.00 - maintenance Fee

\$ 150.00 - administrative fee

\$ 8.73 - certified letter fee

\$ 30.00 - file lien

\$ 7.00 - notary fee

\$ 30.00 - release lien

\$ 7.00 - notary fee

**\$268.73 – Total**

### **Resale Certificates**

- 115 Sky Hawk Ln - 4.12.2024-pd late fees and resale certificate.
- 210 Palo Verde – not closed as of 4.11.2024
- 143 Scenic Oak Drive – 4.25.2024 statement of account requested
- 139 Scenic Oak DR-was for sale, no longer for sale but have new residents. Jim will look into the transfer fee for this location.

CD has matured at Edward Jones. Jim will discuss CD maturity later.

### **Review of CC&R's – Updates**

- Committee Members: Lisa Knight, Stacy Collins, Anthony Archer
- Stacy Collins is not in compliance with the By-Laws and CCRs. This disqualifies her from being on the committee.
- Lisa Knight-pending investigation.
- Colleen Witek resigned from the committee in April.

- Discussed changes and prepared a survey to get an idea of what neighbor's want.
- Planning on sending ballot in August. The attorney will look at changes before a vote is taken.

Sheldon made a motion to allow the CC&R's Review committee to send out the survey. Theresa 2<sup>nd</sup> the motion. Motion passed 5-0.

#### **ACC:**

- **135 Montesito**- ducks present. Committee unsuccessful in contacting owner. 1<sup>st</sup> letter of violation will go out.
- **214 Encino**- Fowl present.
- **242 S Palo Alto**-chickens.
- **255 S Palo Alto**-ducks.

#### **Unfinished Business**

- **11030 FM 775** –Christopher L. Chapa 11030 FM 775, Lot 233 – Tractor Trailer Traffic /Business Disruption / Safety – update resident denying all violations. First letter was sent out 02/01/2024, 2<sup>nd</sup> letter was sent twice, 03/05/2024 & 04/02/2024. Fine letter will go out 05/14/2024, pending ACC action and board member signature. If the fine of \$1,500 is not received 14 days after the fine is assessed it will be turned over to Amy, the attorney, to manage the collection and or subsequent action to remedy the noncompliance.
- **214 Palo Verde - 2.5 story** unfinished structure - Josue Israel M. Rodriguez. The First letter was sent out 02/01/2024, 2<sup>nd</sup> letter was sent twice, 03/05/2024 & 04/02/2024, a hearing was requested in the proper amount of time and the date for the hearing is 05/21/2024 where Mr. Rodriguez will present a plan forward. Although a fine for this property was established. No plans for any fines unless the hearing is unfavorable for Mr. Rodriguez. Should that occur, the board will present the 3<sup>rd</sup> letter with the detail and fine.
- **171 Montesito**- neighbors working out damage caused to a fence from a tree.
- Life Church has agreed to continue having monthly meetings at the Church Annex.
- Colleen has reserved the fire station for next year's annual general meeting, Feb 2025.

#### **New Business:**

- Jim Mylius has moved to the VP1 office position and will continue to help the new treasurer, Candace in the transition.
- There was an inquiry about the annual community yard sale; this will be in May 2025.
- Trail clean up (Volunteer) - First weekend in June. Motorized vehicle will be allowed at this time to help with cleanup. This will not be an organized clean up, Volunteers should just meet at the trails.
- Sheldon made a motion that the association may periodic donation to Life Church building/maintenance fund for the use of the building. Colleen 2<sup>nd</sup>, motion passed 5-0.

- Sheldon made a motion to donate \$100 to Emerg District 2 Fire Department for the use of their building for the AGM. Colleen seconded, motion passed 5-0.
- Nillie will get a thank you card for the Walls for their service to the association.
- Colleen will work on getting bids for mowing of the common areas.

Closing comments:

- As a courtesy and for smooth running meeting, please submit all new business to the President and Secretary at least 1 week prior to the meeting so it can be listed on the agenda.

Next meeting is June 4<sup>th</sup>, 2024 at 6:00 Life Church 7079 FM 775, La Vernia, Texas 78121.

Sheldon made a motion to adjourn 7:07 pm and Colleen seconded the motion. Motion passed 5-0.