

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, September 5, 2023
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:00 p.m. Quorum establish

Board Members present: Sheldon Shed, President; Shawn Wall, 1st V.P.; Jim Mylius, Treasurer; Theresa Morehous, Secretary.

Non-board members present: 7 Property owners

Secretary's Report:

- July 11, 2023 minutes were read. Sheldon Shed made a motion to accept the minutes as read, Shawn Wall 2nd, motion passed 4-0.
- August 1, 2023 minutes were read. Shawn Wall made a motion to accept the minutes as read, Jim Mylius 2nd, motion passed 4-0.
- Called meeting Aug 20th, 2023 minutes were read. Jim Mylius made a motion to accept the minutes as read, Shawn Wall 2nd, motion passed 4-0.

Secretary Point of Order for Board Members and ACC Members:

Board Members

Place 1	expires Feb 2024	currently held by Theresa Morehous
Place 2	expires Feb 2025	currently vacant
Place 3	expires Feb 2025	currently held by Jim Mylius
Place 4	expires Feb 2025	currently held by Sheldon Shed
Place 5	expires Feb 2024	currently held by Shawn Wall

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 2024	currently held by Nancy Wall

Reports of Officers, Boards and Standing Committees

- Treasurer – Adam Paige submitted his resignation from the Board of Directors on August 18, 2023.
- Called Meeting elected Jim Mylius as Treasurer on August 20, 2023.

Treasurer's Report:

Balances as of August 31 2023

Deposits: \$1260.01 Debits: \$650.27

Checking balance: \$16,154.40 Edward Jones: \$38,616.02 Report Balance: \$54,616.02

Theresa Morehous made a motion to approve the treasurer's report, Shawn Wall 2nd the motion. Motion passed 4-0.

2023 Budget is in need of revision. Several items on the budget have increased in price.

ACC:

- **Welcoming Committee** – Nillie Johns volunteered to chair the welcoming committee.
- 11030 FM 775 – Tractor Trailer Traffic /Business being run. Christopher L. Chapa 11030 FM 775, Floresville, Lot 233. ACC committee will make recommendation on violations.
- 2.5 story unfinished structure on 214 Palo Verde, Josue Israel M. Rodriguez. History will be looked at and acted on accordingly.
- Above Ground Swimming Pool - Herbert & Lisa Ward Jr, 170 Encino Dr., Floresville, TX 78114, Lot 256-approved.

Reports of Special Committees –

- 775 Clean Up – Melonie Paige (resigned) – Need a chairperson, combine efforts with Adopt a highway sponsors Stewart and Collins Family.
- Riding Trail Clean Up – James F Crane volunteered to be Chairperson – September 23, 2023 / September 30, 2023 and publicity either through Next Door, Facebook or Email through QuickBooks. Waiting on James to give permission to publish his contact number through Next Door. Sheldon and Charlie rode the trail and some areas are maintained and some areas need attention.

Unfinished Business

- Past Due Annual Dues –2 Property Owners still show outstanding dues. \$442.02 This will be turned over to POA attorney Amy McLin to process lien procedures. The board has exhausted all efforts to collect the dues.
- Violation Update – Response from Anthony George on 08/11/2023 via email. Although this does not meet the instructions in the letter sent, we will accept this due to the recent disruptions that Mr. George has encountered. Hearing was set for Thursday, August 31, 2023 at Life Church of La Vernia (Prior to the September 1 deadline.)
- Hearing results – Mr. George presented his interpretation of Covenants, Conditions, & Restrictions (CC&Rs), Article III, Section, 3:10. The board deliberated and ultimately upheld the position on Covenants, Conditions, & Restrictions (CC&Rs), Article III, Section, 3:10 specifically

the numbers of permissible animals per tract (5). Subsequently, a fine was issued and the homeowner was asked to comply with CC&Rs by October 1, 2023 to avoid further fines.

New Business:

- 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.
- Board Vacancy – Expire 2025. Cesar Santos spoke of his interest in the position.
- POA Insurance renews on 10/01/2023 (3 Policies) – Quotes have been requested from 3 Agencies. The due date for the renewal is before the next board meeting. Shawn Wall made a motion to receive quotes and review the quotes, and approve the best value and pay the insurance. Jim Mylius 2nd, motion passed 4-0.
- Jim Mylius presented his pros and cons of QuickBooks. He stated going back to google doc would be less work and more cost effective. The board will review.

Closing Remarks:

- Collen Witek thanked the board and Charlie Johns for the efforts on getting a vehicle removed, that had been there for 2 years.

Next meeting is October 3, 2023 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121.

Sheldon Shed made a motion to adjourn meeting at 6:58 pm and Jim Mylius 2nd. Motion passed 4-0.