

The Estates at Eagle Creek Property Owners Association  
Board meeting- February 4, 2025  
Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

Call to order at 6:05 pm. Quorum established.

Pledge of Allegiance American Flag and Prayer

Board Members present: Sheldon Shed – President, Jim Mylius - 1st V.P., Treasurer – Vacant, Colleen Witek, 2<sup>nd</sup> VP.

Theresa Morehous – Secretary. absent.

Non-board members present: 2 property owners

Reading and Approval of Minutes –

- Monthly Meeting January 7, 2024 minutes- Sheldon made a motion to accept the minutes as presented. Colleen seconded. Motion passed 3-0.

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

Board of Directors Place 1	February 2026	<b>Theresa Morehous</b>
Board of Directors Place 2	February 2025	<b>Colleen Witek</b>
Board of Directors Place 3	February 2025	<b>Jim Mylius</b>
Board of Directors Place 4	February 2025	<b>Sheldon Shed</b>
Board of Directors Place 5	February 2026	<b>Vacant</b>
ACC Chair	February 2025	<b>Charlie Johns</b>
ACC Member 1	February 2025	<b>Josie Dollarhide</b>
ACC Member 2	February 2026	<b>Vacant</b>

Thomas Melvin Jr. (210) 838-4017 one the church Elders – Church Contact for use of the Annex

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

**Treasurer Report:**

Deposits-\$4339.45 (dues)

Debits- \$399.85

- \$300-mowing
- \$69.74 –FELPS
- \$30.11 copies

Checking balance as of 1/31/2025-\$12,463.87

Edward Jones \$40,211.55

Report Balance-\$52,675.42

Treasures report was moved to be accepted by Jim, 2nd by Sheldon. Motion passed 3-0.

49 Property Owners (lots) still need to pay the maintenance fee

Section 8.07 - Duty to provide annual review – completed by Tony Archer and will be posted on the Website for Property Owners to read.

**Ballot – Failed in its entirety**

- Report Out – Results on the Website until after the Annual Meeting – February 28 ,2025.
- Balloting Committee Dismissed

**Architectural Control Committee:**

Property Owner CCR Violation		CCR Violation Process						
Name	Address	Investigation Completed	Merit	First Letter dated	2nd Letter dated	Hearing date	3rd Letter Dated	Attorney date
Christopher L. Chapa	11030 FM 775	Unknown	Y	2/1/2024	3/5/2024 4/5/2024	no	5/15/2024 Fine	06/18/2024 08/06/24 papered 08/28/2024 Lawsuit Filed 10/04/2024 -served 10/28/2024- denial of all
Rodney Fricks	126 Encino	7/2/2024	Y	11/21/2024	No Progress			
Pedraza, Adrian V. & Mary	145 Chaparral Dr	9/24/2024	Y	Amy's Legal help needed. Letter sent offering variance	Signatures on Variance and Notarized, just needs to be filed and copies to Property Owners 1/30/2025	Executed and filed at Wilson County Courthouse 01/31/2025		

- Improvements

	Property Owner - Improvement				ACC Approval		
Submission Date	Name	Phone	Address	Email	Improvement Description	Approved or Rejected	Date
12/7/2024	Daniel & May Togo	210-380-5103	118 Sky Hawk Lane	togo1@hotmail.com	Concrete Driveway	Approved	12/08/2024

#### Unfinished or Old Business:

**Annual General Meeting was postponed until February 8, 2025 due to unforeseen circumstances that would have caused a quorum of the board members to have failed.**

#### New Business:

##### New Business

Travel Trailers / Motor Homes observation (10) not sheltered or garage stored while putting out signs.  
 129 Chaparral – Motorhome on property stuck in the sand between home and road for several months  
 Discussion for the new board to continue

Next meeting is March 4, 2025 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

Jim Mylius made a motion to adjourn meeting at 6:27 pm; Sheldon shed seconded the motion. Motion passed 3-0.