

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, July 2, 2024
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:03 p.m. Quorum establish

Board Members present: Sheldon Shed, President; James Mylius, 1st VP. ; Colleen Witek, 2nd VP.
Theresa Morehous, secretary.

Non-board members present: 2 Property owners

Secretary's Report:

- June 7, 2024 minutes were read. Sheldon made a motion to accept the minutes as read, Colleen 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 vacant

Reports of Officers, Boards and Standing Committees

Treasurer's Report:

Balances as of June 30, 2024

Deposits: \$990.60 (one maint. dues, transfer fee, E. Jones \$345.38)

Debits: \$863.17 (Mowing, Wix e-mail renewal, FELPS, copies)

Checking balance: \$12,273.67 Edward Jones: \$40,275.00 Report Balance: \$52,348.67

Sheldon made a motion to approve the treasurer's report, Colleen 2nd the motion. Motion passed 4 -0.

POA e-mails (6) were renewed for 11 yr. for \$459, expires June 20, 2025.

Premium plan expires Nov 8, 2025 (a 2 yr plan)

Domain expires July 20, 2025 (3 yr Plan)

CD was re-established at Edward Jones.

- \$35,000 bought 6/10/2024 at 5.35%
- \$5,000 bought 6/10/2024 at 5.35% (this was supposed to go to a high yield Money Market, but the POA did not qualify.)
- A check was mailed to the POA for the amount of \$345.38 on 6/10/2024.
- Balance as of 6/25/2024 \$4,047.95

Resale Certificates

- 210 Palo Verde – was collected
- 139 Scenic Oak DR-refinance, not sale. No resale certificate needed.

Review of CC&R's – Updates

- Committee Members: Anthony Archer. Philip Vipond resigned 6/27/2024.
- The committee has a few items to address before being released.
- Scheduled voting for October 2024.
- Discussion about ballot. Once reviewed by attorney and finalized, an add will be placed in the local paper to inform the residents to expect a ballot by e-mail or mail.

ACC:

- Brian Morehous resigned on June 26, 2024 to be in compliance with Chapter 209 of the Texas Property Code.
- **135 Montesito**- ducks present. Resolved.
- **242 S Palo Alto**-chickens. After much discussion, Jim made a motion to allow
 - 4 chickens per actively enrolled member in FFA or 4-H,
 - with proof of membership,
 - pay for attorney fees for variance
 - pay fees to file with the court.
 - allow the ACC to validate 2x/year.

Sheldon seconded the motion. Motion passed 3-1.

Sheldon will find out fees and let the resident know.

Presently has till July 5th to comply.

- **118 Chaparral**-abandoned automobiles- 1st letter went out June 5th, 2024. 2nd letter being prepared to go out July 5th, 2024.
- **133 Chaparral**-running a business from property. No evidence found, resolved.

Unfinished Business

- **11030 FM 775** –Christopher L. Chapa 11030 FM 775, Lot 233 – Tractor Trailer Traffic /Business Disruption / Safety –resident started parking his tractor trailer on his property again. The case was turned over to the attorney June 18, 2024. Jim made a motion to retain Amy McLin to file suit to Chapa for the violation of the CCR. Theresa 2nd, motion passed 4-0.
- **214 Palo Verde - 2.5 story** unfinished structure - Josue Israel M. Rodriguez. Plans were presented at the hearing Mr. Rodriguez requested. He is to submit the Property Improvement Request Form for the final approval. This has not been submitted yet.
- Jim has been unable to power wash the signs; he will plan to do this in the fall.
- Sheldon has been in contact with Spectrum and Aqua Tx about damage of the work being completed.

New Business:

- It has been difficult for current contractor selected to mow entrances due to ground being uneven from Spectrum work.
- The vacancy for Treasurer continues to exist.
- Insurance renewal in October, Colleen will obtain bids from other companies.
- Website updates
 - Addition of Consideration for the Board or ACC position.
 - Update of ACC Request form.
 - Update proxy form.

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.

Sheldon made a motion to adjourn 7:18 pm and Colleen seconded the motion. Motion passed 4-0.