

The Estates at Eagle Creek Property Owners' Association Inc
Registered Office: 127 Scenic Oak Drive
Floresville, Texas 78114

Board Meeting: Tuesday, July 11, 2023
Meeting Held at: Life Church of La Vernia
7079 FM 775, La Vernia, Texas 78121

Call to order at 6:01 pm. Quorum established.

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

Non-board members present: 14 Property owners

Sheldon Shed explained the expectations of the meeting and that an agenda will be followed.

Secretary's Report:

- Minutes were read from June 06, 2023. Edward Bernal wanted the minutes corrected to state he was voted out before he resigned. Sheldon Shed made a motion to accept the minutes as read with the exception of the correction that Edward Bernal requested. Shawn Wall 2nd, motion passed 4-0
- Minutes were read from the called meeting June 20, 2023. Sheldon Shed made a motion to accept as read, Shawn Wall 2nd, motion passed 4-0.

Treasurer Report:

- Available balance-\$15,857.17
Edward Jones: \$39,683.60
- Check #1180 \$1,500.00 -Retainer Replenish Law office of Amy M. McLin, P.C.
- Quick books online monthly rate has increased from \$58/Month to \$60/Month
- Wix Team - email account @estatesateaglecreek.com - Bank Card has been re-established for payment
- Payment to Kevin Egyed on July 1, 2023 - \$250 Entry Maintenance
- FELPS – Payment is due – auto Pay

Sheldon Shed made a motion to accept the Treasurers Report, Shawn Wall 2nd. Motion passes 4-0.

Architectural Control Committee:

- **Welcoming Committee** – Nonexistent, will post on website and social media to solicit volunteers. *(Plan to fill – ACC member to report out)*
- **Gate Request** - Michael Coscetti - 11230 FM 775 – Approved
- **Camper Shed Request** – Curtis & Vonda Bell – 10579 FM 775 – Approved
- **Fence and Gate** – Sheldon Shed – 120 Scenic Oak Drive -Approved

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Unfinished Business:

- **Website and Email** -Tuned up and working properly
- **Maintenance Contract to mow entrances to The Estates at Eagle Creek expired** – 3 bids were solicited. Kevin Egyed was selected. Contract Signed, Runs from July 1, 2023 – June 31, 2024. First payment will be due July 1, 2023 -\$250, monthly on the first of every month. Approved budget was \$2,400.00 annually, we will be at a deficit of **-\$600**.

Travis Svoboda	\$360 each time	
Mom & Pop's Lawn Service	\$400 each time	If Paid in full
Mom & Pop's Lawn Service	\$550 each time	If paid each mowing
Kevin Egyed	\$250 each time	

- **Past Due Annual Dues** – 21 Notices sent out certified mail, 15 property owners provided proof of payment or it was found in the deposit book, **6 Property Owners still show outstanding dues**. Next round of mailings will go out July 2023.
- **Insurance Policies:** - will be getting bids before renewal.
3 Policies with Account Manager - Sandy Bakalyar

0250624424	Continental Casualty Company CNA Center, 151 North Franklin Street Chicago, IL 60606	Community Association Policy	\$2,540.00	10/01/2023
PHPK2452561	Philadelphia Insurance Companies One Bala Plaza, Suite 100 Bala Cynwyd, PA 19004	Commercial Lines Policy	\$3,343.00	10/01/2023
PHUB828541	Philadelphia Insurance Companies One Bala Plaza, Suite 100 Bala Cynwyd, PA 19004	Commercial Lines Policy Umbrella	\$459.00	10/01/2023

New Business

- Robert Gooding Submitted his resignation via email on 06/07/2023. His board position is now open. His term would have ended in February 2025.
- Anthony George submitted a letter of resignation on 06/09/2023 to follow up his actions on the meeting of 06/06/2023
- Anthony George submitted a letter under the subject of 114 Palo Verde Chickens on 06/14/2023. The president consulted the POA attorney and responded back to Anthony George

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on 06/15/2023. Our CC&R's are clear on fowl. The president urged Mr. George to comply with the CC&R's.

- Anthony George responded by email to Notice of Violation on 06/26/2023, the President replied to his acknowledgment and urged him to comply.
- Resale Certificate was requested for a sale at 226 South Palo Alto. It was sent to Octavia Galerston at Murray Guaranty Title Company on 06.16.2023.
- Anthony George asked who was complaining about his chickens. This information is confidential. There was a discussion of the husbandry of animals including the number of animals, combinations and requirements of programs with 4-H and the Fancy Feather Program.
- It was once again discussed on how to change CC&R's.
- When a realtor calls Charlie, ACC Chair, about chickens, he tells them they are not allowed.
- Suggestion of a neighborhood cleanup for the roads. Melanie Paige volunteered to chair this committee.

Closing Remarks:

- 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.
- Motion was made to adjourn at 6:47 by Sheldon Shed and 2nd by Shawn Wall. Motion passed 4-0.

Next meeting is August 1, 2023 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

_____ made a motion to adjourn meeting at _____pm and _____ seconded the motion. Motion passed _____ - _____.

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Meeting Minutes will be read at the August 1, 2023 meeting. Corrections and/or additions were asked for. The minutes were approved as read or corrected and approved.