

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, January 9, 2024
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 VP, James Mylius, Treasurer; Theresa Morehous, Secretary.

Non-board members present: 4 Property owners

Secretary's Report:

- Dec 5th minutes were read. Sheldon Shed 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 James 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's Report:

Balances as of December 31, 2023

Deposits: \$1707.25 Debits: \$1210.91

Checking balance: \$8003.68 Edward Jones: \$39,649.52 Report Balance: \$47,653.20

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

2024 Budget was reviewed and discussed. Sheldon Shed made a motion to accept the proposal as discussed. Shawn Wall seconded. Motion passed 4-0.

ACC:

- **Welcoming Committee** – NTR
- **11030 FM 775** –Christopher L. Chapa 11030 FM 775, Lot 233 – Tractor Trailer Traffic /Business Disruption / Safety – update – Residents attorney was contacted, resident wants to resolve issue. He was asked to move 5 semi-trucks and can leave one at his house. Attorney will send a demand/remedy letter on wed.
- **214 Palo Verde - 2.5 story** unfinished structure - Josue Israel M. Rodriguez. Nothing has been corrected. Photos and history provided to attorney. A demand/remedy letter will go out.
- **146 Montesito Lane**, Lot 250 Anton J Balogh, chicken update. Resident has not been contacted.
- **114 Oak Hollow**, Lot 114 Federico & Gloria Cardenas –chicken update-no follow up completed.
- **111 Scenic Oak Drive**, lot 87 Enrique and Deborah Labrada-abandoned cars. Nothing has been corrected.

Charlie will contact all owners.

- Report of Tagging (spray painting) - on Chaparral Drive. Sheldon drove by and saw minimal damage on a rock and trash can.
- 4 improvement request-1 for a home, 2 metal barns/workshop and 1 canopy.

Unfinished Business

114 Palo Verde Compliance Inspection – Anthony L & Maria D Alaniz-George – inspection on 12/30/2023 by Charlie Johns and Sheldon Shed found the Georges in compliance with the variance that was issued by the ACC. They had 1 rooster, 19 chickens, 2 ducks and 2 turkeys.

New Business:

Annual General Meeting, February 3, 2024 9am – 12pm at District #2 Emergency Services, Larry Philip Station. 11382 FM 775.

- Need Black Markers and Recipe cards for voting.

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 Feb 3, 2023 at 10:00 District #2 Emergency Services, Larry Philip Station. 11382 FM 775.

Sheldon made a motion to adjourn at 7:16 pm and Jim seconded the motion. Motion passed 4-0.