

The Estates at Eagle Creek Property Owners' Association Inc  
Registered Office: 100 Scenic Oak Drive  
Floresville, Texas 78114

Board Meeting: Tuesday, December 3, 2024  
Meeting Held at: Life Church of La Vernia  
7079 FM 775, La Vernia, Texas 78121

Call to order at 6pm. Quorum established.

Pledge of Allegiance American Flag and Prayer

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

Non-board members present: 11 property owners

**Reading and Approval of Minutes –**

- Monthly Meeting November 12, 2024 Colleen made a motion to accept the minutes as presented. Jim seconded. Motion passed 4-0.

**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-\$377.66      Debits- \$933.20 (mowing, FELPS, Ballot copies and sign supplies.)

Checking balance as of 11/30/2024-\$7,260.18

Edward Jones    \$40,303.30

Report Balance-\$47,563.48

Treasures report was moved to be accepted by Colleen, 2<sup>nd</sup> by Theresa. Motion passed 4-0.

**Ballot – Updates**

- Thank you to volunteers that have helped on the survey, ballot. Tony Archer, Stacy Collins, Lisa McKnight.

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- Ballot Link on website for those having trouble receiving the email link or regular mail (36).
- 6 banners were installed at all entrances.
- There is a help phone number on website
- Balloting Began December 2, 2024 and will End December 20,2024.
- To Qualify for a legal ballot must have 2/3 property owner participation. **178** Out of 266 lots. **First Qualifier**
- The First item must pass for the balance of the items to be valid (Adapting CCR's from Section 2 as the CCR's for the entire Estates at Eagle Creek. Currently there are 4 CCR's on file with Wilson County. **2<sup>nd</sup> Qualifier**
  - **Section 1** – February 2, 1993
    - Chaparral Drive
    - 11215 – 11799 FM 775
    - S. Palo Alto Drive
    - Sky Hawk Lane
  - **Section 2** – May 24, 1993
    - Encino Dr.
    - 10403 – 11167 FM 775
    - Oak Hollow
  - **Section 3** – May 24, 1993
    - Encino Dr.
    - 10069 – 10361 FM 775
    - 102 – 214 Palo Verde
    - Scenic Oak Dr.
  - **Section 4** – November 22, 1993
    - 9766 – 11306 FM 775
    - Montesito Lane
    - 143 – 218 Palo Verde – (Lots 191-194)
- If the adaption of the CCR's for Section 2 passes, the balance of the ballot will be decided by majority of the votes. Ties will be broken by the board of directors.
- 36 ballots were mailed out. The balance was emailed out with 10 emails kicked back. All but 1 was corrected and the 1 will have a ballot mailed.
- 32 votes had been received so far.

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Architectural Control Committee:

Property Owner CCR Violation			CCR Violation Process						
Name	Address	Description	Investigation Completed	Merit	First Letter dated	2nd Letter dated	Hearing date	3rd Letter Dated	Attorney date
Christopher L. Chapa	11030 FM 775	Trucking Business, Safety	Unknown	Y	2/1/2024	3/5/2024 4/5/2024	no	5/15/2024 Fine	06/18/2024 08/06/24 papered
Stacy L Bowers	242 South Palo Alto	Chickens -6 and 1 duck by ACC, Reduce to 5, <b>Information from PO that 1 chicken has died, on September 4, 2024</b>	4/24/2024	Y	7/5/2024	8/8/2024	9/27/2024	Pending ACC Validation 5 chickens for 4h Purpose?	
Rodney Fricks	126 Encino	Property Abandonment	7/2/2024	Y	11/21/2024				
Pedraza, Adrian V. & Mary	145 Chaparral Dr	TriPlex, minimum square footage requirements - 3 living areas on Tax Record	9/24/2024	Y	Letter sent offering variance				
Josue Israel M. Rodriguez	214 Palo Verde	Tree fell from Rodriguez Property onto DeLaGarza Property	11/19/2024	Y	Letter Sent 11/20/2024				

- 11030 FM 775- waiting on attorney.
- 242 S Palo Alto – 4 chickens verified.
- 126 Encino-no response, 2<sup>nd</sup> letter will go out.
- 145 Chaparral- Real estate agent reached out to the ACC about the variance. Discussed concerns, agent will get back to ACC.
- 214 Palo Verde-Structure almost finished. Neighbor has cleaned up fallen tree.

**Unfinished or Old Business:**

- All Loss runs resubmitted to State Farm as of 11-25-2024 to reinstate or re-issue policy.
  - Cancellation December 17, 2024 - Policy 90-J4R235-6 Commercial Liability Umbrella Policy refunded **\$269.35** received dated 11-14-2024. Loss runs were submitted to early before the renewal. They received the new loss runs and the policy is being reinstated.
- Vacancy on the Board – Treasurer
- Vacancy on the ACC
- Discussion on Board Member Terms, Succession – 3 expiring this year.
- Discussion on ACC Member succession – 2 expiring this year.
- Ask interested persons to fill out Board Member or ACC Member interest form under Contact Us on the website.

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**Legal Business:**

Christopher L. Chapa, 11030 FM 775, Trucking Business, Safety.

Update legal plan:

Amy McLin has filed the Petition for the TRO.

- Temporary Restraining Order (TRO)
- hearing on a Temporary Injunction (TI)
- final trial or a settlement is reached.

Mr. Chapa was served on October 4, 2024.

Mr. Chapa answered the Papers Served on 10-28-2024, denying all Allegations.

Attorney asked for an extension to Dec 15<sup>th</sup>.

**145 Chaparral** was sent a letter offering a variance at no cost to the property owner so the property will not be in conflict with the CCRs. ACC Reported original realtor reached out, please report.

**New Business**

- Audit of the Books –need a volunteer
- Budget for 2025 was presented.
- ACC to Post the Maintenance Dues signs
- Open discussion with property owners about rumors and concerns that they had. Property owners got answers and clarification on their questions. The board encourages these property owners to come to the AGM and run for office.

- **Closing Remarks:**

**For Awareness - Very Few meetings left before the Annual Meeting and voting on new Board Members:**

**February 1, 2025 Annual Meeting**

**February 4, 2025 – New Board and Board Members**

Next meeting is January 7, 2024 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

Jim made a motion to adjourn meeting at 7:01 pm and Sheldon seconded the motion. Motion passed 4-0.