

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, December 5, 2023
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:05 p.m. Quorum establish

Board Members present: Sheldon Shed, President; James Mylius, Treasurer; Theresa Morehous, Secretary. Shawn Wall absent.

Non-board members present: 3 Property owners

Secretary's Report:

- Nov 7th minutes were read. Sheldon Shed made a motion to accept the minutes as read, Jim Mylias 2nd, motion passed 3-0.

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 Nov 30, 2023

Deposits: \$2,026.43 Debits: \$2,339.79

Checking balance: \$7,507.34 Edward Jones: \$38,616.02 Report Balance: \$46,123.36

Sheldon Shed made a motion to approve the treasurer's report, Theresa Morehous 2nd the motion. Motion passed 3-0.

Treasurer:

- RBFCU checking account opened.
- Quick Books cancelled as of 12/06/2023.
- Dues Season – Communicate on FB by Theresa and Nextdoor by Sheldon.
- PayPal was updated to current dues.
- Felps auto pay has been changed to RBFCU.

Josie will reserve Oak Hills Church on Feb 3rd 2024 for the AGM.

ACC:

- **Welcoming Committee** – working on Yard of the Month.
- **11030 FM 775** Tractor Trailer Traffic /Business Disruption Christopher L. Chapa 11030 FM 775, Lot 233. Violation of CCR's 3.06. 1st violation letter was not mailed out last month.
- **214 Palo Verde - 2.5 story** unfinished structure - Josue Israel M. Rodriguez. Nothing has been corrected.
- **146 Montesito Lane**, Lot 250 Anton J Balogh, Self-reported on Next Door that 1 rooster and 5 chickens had been killed by pack of dogs. 1st violation letter was mailed. Charlie will contact owner.
- **114 Oak Hollow**, Lot 114 Federico & Gloria, Self-reported on Next Door that she had lost 2 chickens. 1st violation letter was mailed. Receipt for registered mail was received. Charlie will contact owner.
- **111 Scenic Oak Drive**, lot 87 Enrique and Deborah Labrada-abandoned cars. Nothing has been corrected. Charlie will contact owner.

Both 11030 FM 775 and 214 Palo Verde have a history of their violations. EECPOA attorney suggested sending a written notice by certified mail before any enforcement action.

Sheldon made a motion to engage Amy McLin to author a remedy and consequence letter due to the ongoing history with both 11030 FM 775 and 214 Palo Verde, ref Prop. Code 209.006. Seconded by Theresa, motion passed 3-0.

Unfinished Business

114 Violation and Law Suite Update – Anthony L & Maria D Alaniz-George lawsuit continuing, court date 11/28/2023. Unpaid fines to date, \$200 on 09/01/2023, \$300 on 10/1/2023, \$400 on 11/1/2023. Total of \$900 in fines have been assessed, no monies have been received by the Estates of Eagle Creek POA. Mediation did not produce any results. 11/28/2023 Court Hearing results: There is a variance that was agreed to with the George's that caps the number of fowl they are allowed on their property. No monies were awarded and the fines were waived as part of the variance. Variance through ACC includes:

- 25 chickens, no roosters with exception of 1 small rooster allowed till its death.
- 3 turkeys but no male allowed.

- Resident has to be available twice a year for the BOD or ACC members to come and do inventory on the fowl.
- They can sell eggs but not on their property.
- If over 25 fowl-\$1,000fine/bird paid within 30days and to get rid of the bird.
- Current fines were waived.

New Business

- With the recent business with the ACC and the Board, it has been brought to light on how outdated the CCR's are. There was a discussion of possible changes. It will be advertised on Facebook and Nextdoor inviting any property owners to volunteers to form groups to brainstorm the current CCR's and possibly coming up with proposal of changes to present to the property owners for a vote.
- Jim will email a budget proposal for 2024 for the board to vote on in Jan. 2024.

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 January 9, 2023 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

Sheldon made a motion to adjourn at 7:31 pm and Theresa seconded the motion. Motion passed 3-0.