

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, February 6, 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; Colleen Witek, 2nd VP, James Mylius, Treasurer; Theresa Morehous, Secretary.

Shawn Wall, 1st VP absent.

Non-board members present: 6 Property owners

Secretary's Report:

- Jan 9, 2024 minutes were read. Collen made a motion to accept the minutes as read, Jim 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 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 2026 currently held by Nancy Wall

Reports of Officers, Boards and Standing Committees

Treasurer's Report:

Balances as of January 31, 2024

Deposits: \$6,709.36 Debits: \$1540.89

Checking balance: \$13,172.18 Edward Jones: \$39,649.52 Report Balance: \$52,821.70

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

Currently 23 lots have not paid yearly maintenance dues. All documents are being gathered to file tax return.

ACC:

- **Welcoming Committee** – NTR
- **118 Oak Hollow**-advertisement of breeding Doberman dogs.
- **110 Oak Hollow**-22 rescue dogs-complaints about them getting loose. Currently being investigated.

Unfinished Business

- **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 wants to leave one at his house. First violation letter went out February 1, 2024.
- **214 Palo Verde - 2.5 story** unfinished structure - Josue Israel M. Rodriguez. Nothing has been corrected. Photos and history provided to attorney. Being investigated.
- **146 Montesito Lane**, Lot 250 Anton J Balogh, chicken update. First violation letter sent Feb 1, 2024.
- **114 Oak Hollow**, Lot 114 Federico & Gloria Cardenas –chicken update-resolved, got rid of chickens.
- **111 Scenic Oak Drive**, lot 87 Enrique and Deborah Labrada-abandoned cars. Nothing has been corrected. 1st violation went out Dec. 13, 2023 and 2nd violation letter went out Feb. 7, 2024.

New Business:

- Review of CC&R's-changes proposed sample ballot.
 - Combine all sections into one document.
 - Plan a target date for voting.
 - Committee members: Lisa Knight, Colleen Witek, Liason, Stacy Collins, Nancy Wall and Anthony Archer.
- Standard Operation Procedure (SOP) for Violations- discussed new procedure for violations.
 - There are 3 levels of violation letters.
 - The ACC will be filled out and a board member will sign.
 - The letter will be email to attorney and certified mailed to resident.

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 March 5, 2024 at 6:00 Life Church 7079 FM 775, La Vernia, Texas 78121.

Sheldon made a motion to adjourn at 6:57 pm and Colleen seconded the motion. Motion passed 4-0.