

The Estates at Eagle Creek Property Owners' Association Board Meeting

Dec 2, 2025

Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

- I. Meeting called to order at 6:00 p.m. Quorum established.
Present: Jim Mylius, VP1, Theresa Morehous, secretary, Alanee Guerrero, treasurer
- II. Secretary's report- Minutes from Nov 4th were reviewed. Jim made a motion to accept and Laney 2nd. Motion passed 3-0.
- III. Treasurer's Report:
November beginning balance \$36,514.40, Deposits \$469.50, Debits \$522.85
Ending balance \$36,461.05.
Theresa made a motion to accept the report, 2nd by Jim, motion passed. 3-0.
- IV. A.C.C.'s report:
 - A. S. Palo Alto-rigs in the yard. A courtesy notice went out on Nov 9th. The resident replied by on Nov 16th stating that they were not running a business from their home, they were repairing their semi-truck. Jim discussed the letter sent to the board. He is going to call and talk to the residents.
- V. Old Business:
 - A. Chapa case
 - a. Nov 11th mediation.
 - b. Nov 15th Executive session
 - c. Nov 20th Executive session
 - B. Bridle trail signs- 7 signs installed Sheldon Shed and Brian Morehous.
 - C. 160 Scenic Oak- chickens and over 5 animals. Pending.
 - D. 4-H proof- letter mailed with fine of \$100 was not paid and no proof has been provided. Jim will call resident and then send another letter.
 - E. 2 unpaid dues remain.
- VI. New business:
 - A. Fire station on 775 needs to be reserved for the AGM in Feb. Jim will contact fire chief.
 - B. Discussion of proposed budget.

Theresa made a motion to adjourn the meeting at 6:32 p.m., Jim 2nd, motion passed 3-0.