

The Estates at Eagle Creek Property Owners Association
Board meeting- January 7, 2025
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., Treasurer – Vacant, Theresa Morehous – Secretary.

Collen Witek-2nd V.P. absent.

Non-board members present: 3 property owners

Reading and Approval of Minutes –

- Monthly Meeting December 3, 2024 minutes- Sheldon made a motion to accept the minutes as presented. Jim seconded. Motion passed 3-0.

Point of Order Board Members and ACC Members:

Board of Directors Place 1	February 2026	Theresa Morehous
Board of Directors Place 2	February 2025	Colleen Witek
Board of Directors Place 3	February 2025	Jim Mylius
Board of Directors Place 4	February 2025	Sheldon Shed
Board of Directors Place 5	February 2026	Vacant
ACC Chair	February 2025	Charlie Johns
ACC Member 1	February 2025	Josie Dollarhide
ACC Member 2	February 2026	Vacant

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-\$3471.33

Debits- \$2207.24

- \$300-mowing
- \$69.74 –FELPS
- \$455.35-insurance
- \$1,337.09 –Lawyer

Checking balance as of 11/30/2024-\$7,260.18
Report Balance-\$47,563.48

Edward Jones \$40,303.30

Treasures report was moved to be accepted by Theresa, 2nd by Sheldon. Motion passed 3-0.

133 lots have paid their dues.

Taxes are ready to be prepared and submitted.

Architectural Control Committee: No committee member present.

- 11030 FM 775- waiting on attorney.
- 126 Encino-no response, 2nd letter will go out-ACC needs to follow up.
- 145 Chaparral- Variance in process. Need signatures. Adrian and Mary Pedraza have agreed to a variance at no cost to the property owners so the property will not be in conflict with the CCR's.
- 214 Palo Verde-Structure almost finished. Should be complete. ACC needs to follow up.
- 118 Sky Hawk submitted for approval, concrete driveway.

Unfinished or Old Business:

- Discussion of the Ballot for the CCR's
 - 110 lots voted but we needed 178 to be in compliance with CCR's and By-laws.
 - Results are posted on the website.
- AGM will be Feb 1 at 10 AM. We will open and set up at 9:30.
- A sheriff will be present at the AGM

New Business:

- **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 February 4, 2025 at 6:00pm at Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121