

The Estates at Eagle Creek Property Owners' Association Board Meeting  
April 1, 2025  
Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

- I. Meeting called to order at 6 pm. Quorum established.
- II. Secretary's report- Jim made a motion to accept the March minutes as presented. Lisa seconded. Motion passed 4-0.
- III. Treasurer's Report:  
Beginning balance: (2/28/25) \$13,311.46  
Deposits: \$72.56                      Debits: \$592.38                      Ending Balance: (3/31/25) \$12,791.64  
E. Jones: \$40,073.00                      Total Balance: \$52,864.64  
25 past due letters mailed. 20 outstanding properties unpaid.  
Theresa made a motion to accept the financial report. Jim seconded. Motion passed 4-0
- IV. A.C.C.'s report
  - A. Time frame to keep paper documents-State Law says 7 years.
  - B. Bridle trail
    - a. Complaint of fencing in bridle trail on Scenic Oak is unfounded.
    - b. Several bridle trails has residents fencing on trails. ACC walked trail and identified areas that require attention. Jarrett and Lisa will discuss a plan.
    - c. 134 Montesito junk cars –still needs to be visited.
  - C. Chaparral- motor home stuck- will conduct property owner to have it removed.
  - D. 126 Encino status- did not visit. May refer to attorney.
  - E. Vandalized entry sign on Chaparral was removed. Received options from Eagle Ford Signs ranged between \$250-\$3,000. We will wait to move forward.
  - F. Improvement request:
    - a. 191 Montesito-adding a sunroom to house- approved.
    - b. Israel Rodriguez request a green house
    - c. 115 Sky Hawk Lane-request workshop.
- V. President's Report:
  - A. 4 objectives:
    - i. In the process of a quarterly electronic newsletter.
    - ii. Create more engagement opportunities with property owners via social media, obtaining access.
    - iii. Create engagement committees (social & engagement, bridle trail) - Lisa will form a committee.
    - iv. Find people to fill the board and ACC positions.
  - B. 3 law firms were contacted.
    - i. MW Law
    - ii. Begum Pelaez-Prada Law
    - iii. Thurman & Philips

iv. Langley & Banack-Peter Kilpatrick- POA attorney.

The first three firms will not go to litigation. They would refer out for that. The last firm has a POA division and will go to litigation. Amy McLinn cannot continue with the POA due to health.

VI. Old Business:

- A. Chapa case-pending attorney
- B. RBFCU change completed
- C. Edward Jones completed.
- D. Quotes were given to replace entry sign
- E. POA attorney –Jim made a motion to accept Peter Kilpatrick as the POA attorney. Lisa seconded. Motion passed 4-0.

VII. New business:

- A. ACC complete bi-annual fowl inspection of 2 property owners with 4-H chicken projects, to comply with variance. Charlie told Jarrett it was recently completed.
- B. Lawn service will expire in July. Current company will renew at same rate.
- C. Yard sale May 3<sup>rd</sup>. Jarrett will get signs from Charlie.
- D. Vacant Vp2 position-
- E. Potential resident attended asking questions about CC&R's.

Jim made a motion to adjourn, Theresa seconded. Motion passed 4-0. Meeting adjourned at 6:53 pm.