

The Estates at Eagle Creek Property Owners' Association
Annual General Meeting
Saturday, February 3, 2024
Wilson County Emergency District #2 Station

Meeting called to order at 10:00 am. Quorum established.

Board Members present: Sheldon Shed, President; James Mylius, Treasurer; Shawn Wall, 1st VP

Theresa Morehous, Secretary absent.

Non-board members present: 30 Property Owners, 16 proxies

Shawn Wall read and took minutes due to secretary being absent.

Secretary's Report: Minutes from the February 4th, 2023 minutes were read by VP1 Shawn Wall. Sonny Rios made a motion that the minutes be approved as presented, Nancy Wall seconded the motion. Motion passed unanimously.

Presidents Report: Sheldon Shed updated members as to how he was elected as President and the turn over of the board members in April thru June 2023 due to animosity between members. The Treasury Books have been updated from Quick Books to RBFCU for the amount of time required to enter the information into Quick Books. Updated members on the law suit associated to property 114 for the allotted amount of Fowl allowed. Asked for volunteers to make changes to the Bi-Laws, Committee members consist of Lisa Knight, Stacey Collins and Anthony Archer.

Treasurers Report: Currently the checking account has a balance of \$13,287.08 with a net loss of \$2,952.29 pending Pay Pal Payments. An independent review by VP1 Shawn Wall was conducted and that the letter of reconciliation was accurate. Reiterated the switch from QuickBooks to RBFCU due to the labor/time consuming amount required to keep the books up to date and accurate.

ACC Report: Charlie Johns, ACC Chairman, reported he has requests for sheds and reiterated the requirement for a 20' distance from property lines. Discussed the allotment of chicken associated to the 4H program. Updated on the loose dogs in multiple areas of the estates and the requirement for all pets to be contained on individual properties. There has been an increase in noise complaints. 11030 FM 775 –Christopher L. Chapa 11030 FM 775, Lot 233 – Tractor Trailer Traffic /Business. 214 Palo Verde - 2.5 story unfinished structure - Josue Israel M. Rodriguez. Nothing has been corrected.

New Business:**Board Members:**

Place 1 expires Feb 2026 currently held by Theresa Morehous (Re-elected unopposed with unanimous vote)

Place 2 expires Feb 2025 currently vacant, Colleen Wittick elected unopposed and unanimous vote.

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 (Re-elected unopposed and unanimous vote)

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 (re-elected unopposed and unanimous vote)

The proposed budget was discussed . Anthony Archer made a motion to accept the 2024 Budget, Simon Morales seconded . Motion passed unanimous.

Open Discussion

Edward Bernel asked that an emergency plan be put together to assist neighbors in times of in-climate weather, President Sheldon stated that this a Utility Issue. Anthony Archer asked about the process in changing the CCNR's and Bi-Laws.

Tony Morris made a motion to adjourn the meeting. Sonni Rios seconded the motion. Motion passed. Meeting adjourned at 11:12

*Note – This is a draft. Not Final until approval at the next AGM in Feb 2025.