

The Estates at Eagle Creek Property Owners' Association Board Meeting

September 4, 2025

231 S Palo Alto Dr. Floresville, Texas 78114

- I. Meeting called to order at 6:00 pm. A quorum was established.
Present: James Mylius, VP1, Theresa Morehous, 2 property owners
- II. **Secretary's report**- James made a motion to accept Aug 5, 2025 minutes as presented.
Theresa seconded. Motion passed 2-0.

Point of Order Board Members and ACC Members:

Board of Directors Place 1	February 2026	Theresa Morehous
Board of Directors Place 2	February 2027	Vacant
Board of Directors Place 3	February 2027	James Mylius
Board of Directors Place 4	February 2027	Vacant
Board of Directors Place 5	February 2026	Vacant
ACC Chair	February 2027	Vacant
ACC Member 1	February 2027	Vacant
ACC Member 2	February 2026	Vacant

- III. **Treasurer's Report: NTR**
10 notices sent out for unpaid dues.
- IV. **A.C.C.'s report**
 - A. Chaparral fence- resolved.
 - B. RV stuck in yard on Chaparral has been moved. Resolved.
- V. **Old Business:**
 - A. Chapa case-Board insurance has been briefed by Assoc. attorneys. James will email attorneys about deadlines.
 - B. 126 Encino pending on some research.
 - C. 2 new entrance signs have been installed.
 - D. Bridle trail quotes-Discussion on the 3 bids below. 4M is the preferred quote but will get a confirmation on the quote after the trail is survey for downed trees.
 - a. 4M Land Service \$5,500 includes cutting down 3-4 trees. James will ride trail and mark trees needing to be cut down and get back with company to confirm quote.
 - b. Vida Landscape \$5,750 quote does not include cleaning the full width of the trail.
 - c. Howe Foundation \$20,000.
 - E. All lights on the entrances are now working.

VI. New business:

- A. Lisa Knight, treasurer, resigned on August 29th.
- B. Vacant ACC positions- Currently there are 3 positions available for the board and 3 positions on the ACC Committee.
- C. Alanee Guerrero expressed interest in serving on the board. She spoke about her experience and desire to help the community.
Theresa made a motion to appoint Alanee Guerrero to the board, serving place 2, expiring in Feb 2027. James seconded. Motion passed 2-0.
- D. Lisa Knight and Anthony Archer need to be removed from the account at Randolph Brooks Federal Credit Union.
- E. James Mylius and Alanee Guerrero need to be added to the account at Randolph Brooks Federal Credit Union.

Theresa made a motion to adjourn the meeting at 6:58pm, James seconded. Motion passed 2-0.