

The Estates at Eagle Creek Property Owners' Association Board Meeting

August 5, 2025

231 S Palo Alto Dr. Floresville, Texas 78114

- I. Meeting called to order at 6:03 pm. A quorum was established.
Present: Jim Mylius, VP1, Theresa Morehous, Secretary, Lisa Knight, Treasurer-Absent
- II. **Secretary's report-** Jim made a motion to accept July 1, 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	Jim Mylius
Board of Directors Place 4	February 2027	Vacant
Board of Directors Place 5	February 2026	Lisa Knight
ACC Chair	February 2027	Vacant
ACC Member 1	February 2027	Vacant
ACC Member 2	February 2026	Vacant

III. **Treasurer's Report: NTR**

IV. **A.C.C.'s report**

- A. Chaparral fence- 1st notice sent to resident. He submitted a new property improvement form. Current fence will need to come into compliance with existing fences in subdivision.
- B. RV stuck in yard. 1st letter of violation sent out. Property owner is to have it moved by the 1st week in August.
- C. Complaint of chicken coop on Palo Verde. Reached out to resident and it is for goats. They do not have any chickens.
- D. 302 S Palo Alto submitted request for metal carport cover. Approved.
- E. 258 S Palo Alto submitted request for metal carport cover and a pergola. Approved.

V. **Old Business:**

- A. Chapa case-deposition was on July 18th. Opposing attorney filed a counter claim for loss of funds. We will reach out to the board insurance.
- B. 126 Encino pending due to the ongoing Chapa case.
- C. Edward Jones account was closed. Jim will deposit check into RBFCU.
- D. Received a quote from Eagle Ford signs to replace 1 vandalized sign and 2 additional signs that are peeling for \$3,446.77. Jim made a motion that we accept the quote with the condition that he is onsite when the installation is completed. Theresa seconded. Motion passed 2-0.

- E. IRS was paid on Aug 3rd.
- F. Email subscriptions renewed June 20, 2025 for 1 year.
- G. Domain was renewed for a 3 year cycle on July 20th.
- H. Premium plan on website renewed for a 3 year cycle on July 20th.
- I. Board insurance is due to renew in Sept. Jim made a motion to accept current policies.
Theresa seconded. Motion passed 2-0.

VI. New business:

- A. Vacant ACC positions- Currently there are 2 positions available for the board and positions on the ACC Committee. Jim will send an email blast to all residents that we have email addresses for.

Jim made a motion to adjourn the meeting at 6:30pm, Theresa seconded. Motion passed 2-0.