

The Estates at Eagle Creek Property Owners' Association Board Meeting

June 3, 2025

Life Church of La Vernia, 7079 FM 775, La Vernia, Texas 78121

- I. Meeting called to order at 6:01 pm. A quorum was established.
Present: Jim Mylius, VP1, Theresa Morehous, Secretary, Lisa Knight, Treasure (arrived 20min late)
- II. **Secretary's report**- Jim made a motion to accept May 6, 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	Lisa Knight
Board of Directors Place 4	February 2027	Vacant
Board of Directors Place 5	February 2026	Jim Mylius
ACC Chair	February 2027	Vacant
ACC Member 1	February 2027	Vacant
ACC Member 2	February 2026	Vacant

III. Treasurer's Report:

Beginning balance (5/31/25) \$13,249.35

Debits: \$439.48 Deposits: .55 (interest) Ending balance (6/3/25) \$12,810.42

Edward Jones: \$40,041.80 Total Balance: \$52,852.22

Owe IRS \$154.00, discussion about payment method. Jim advised that last year a check payment was mailed and processed by IRS thru RBFCU without any problem despite 'requirement' for electronic funds.

Theresa made a motion to accept the treasurers' report. Jim seconded. Motion passed 3-0. Currently 12 outstanding maintenance fees.

IV. A.C.C.'s report

- A. Chaparral- motor home stuck- pending
- B. 126 Encino pending
- C. Jim made a motion to accept the resignation of Nancy Wall for the ACC committee. Lisa seconded. Motion passed 3-0.

V. Old Business:

- A. Chapa case-going to court possible in July.
- B. Quotes to replace entry sign- Jim is getting quotes.

- C. 126 Encino pending.
- D. Lawn service-renew current contract at current rate of \$300.00/month
- E. Lisa will send a check for \$100 to fire department. This was voted on last month.
- F. Chaparral fence-resident sent an email. Lacking some information.

VI. New business:

- A. Tony Archer resigned on May7th. With his new position at work and other commitments, he is unable to fulfill the position. We thank him for all that his service.
- B. 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.
- C. Lisa will go and get on the FELPs and Edward Jones account.
- D. CD's mature in June-Lisa will get information on rates.
- E. 135 Montesito and Muscovy ducks going into pool at 775. Both residents reached out to the game warden. Game warden they are not considered a pet, they wild. Muscovy ducks fall under the federal migratory bird protection act which means by law; they have to be taken care of by a federally appointed person. The association does not enforce wild animals. A letter will be sent to both residents.

Jim made a motion to adjourn the meeting at 6:40pm, Theresa seconded. Motion passed 3-0.