

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, September 3, 2024
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:01 p.m. Quorum establish

Board Members present: Sheldon Shed, President; James Mylius, 1st VP. ; Theresa Morehous, secretary.

Colleen Witek, 2nd VP., absent.

Non-board members present: 5 Property owners

Secretary's Report:

- Aug 6th, 2024 minutes were presented to board members. Sheldon made a motion to accept the minutes as presented, Jim 2nd, motion passed 3-0.

Secretary Point of Order for Board Members and ACC Members:

Board Members

Place 1 expires Feb 2026 currently held by Theresa Morehous
Place 2 expires Feb 2025 currently held by Colleen Witek
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 vacant

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 vacant

Reports of Officers, Boards and Standing Committees

Treasurer's Report:

Balances as of August 31, 2024

Deposits: \$0.49

Debits: \$533.15(Mowing, FELPS, copies)

Checking balance: \$11,350.58 Edward Jones: \$40,075.00 Report Balance: \$51,425.58

Sheldon made a motion to approve the treasurer's report, Theresa 2nd the motion. Motion passed 3 -0.

No new resale certificates.

Ballots- Updates

- Committee Chair: Anthony Archer. Michelle Barnhouse interested in help, not present.
- Ballot was sent to Amy McLin for legal review. There are 4 sections and a ballot is needed for each section due to differences in wording.
- Discussion on how to socialize the ballot and budget.

ACC:

- **135 Montesito**- ducks present. No ducks present-resolved.
- **242 S Palo Alto**-chickens. No request for hearing. A fine of \$200 for the first month, going up a \$100 each month for 3 months. After the 3rd month, it will be handed over to the attorney. Jim will generate a statement. The board had offered resident to pay fees to file for court for a variance and provide member to FFA or 4-H. Resident did not want to pay fees and has not produced proof of any membership.
- **118 Chaparral**-abandoned automobiles- no “junk” cars by inspection 8/16/2024. Fines waived.
- **126 Encino**-property exterior not complete/affecting community values -Charlie will contact property owner this week. Did not contact last month.
- **115 Sky Hawk**-roosters. 1st letter went out Aug 6th. 2nd letter to go out Sept 4th.
- **164 Scenic Oak**-2 red chickens-1st letter to be sent out Sep 4th.
- **112 Scenic Oak**-fallen tree in bridle path. Tree was removed.-Resolved
- **114 Palo Verde**-Inspection due to verify 1 rooster, no more than 24 female fowl 9total of no more than 25)and validation of children participation in a 4h or like program (per variance)
- **214 Palo Verde**-structure-inspection to see progress. Resident has not submitted all paperwork.
- **119 Palo Verde**-waiting on blueprints for improvements on property.
- **214 Encino**-Chickens/turkeys-resolved.
- Quicker response from the ACC is needed, comments from the property owners survey reinforces the need.

Old Business:

- Insurance Renewal – Sheldon Shed reviewed and summation sent to the board. He will call companies for additional information.
- Discussion about 11030 FM 775. Trucking Business, Safety, Fine Assessed by not received. Turned over to Amy McLin for legal action.
 - Update legal plan:
 - Amy McLin has drafted the Petition for the TRO and is awaiting verification that Chris Weber will represent Mr. Chapa. Chris Weber was Mr. Chapa’s legal representation on the correspondence the POA sent. Amy has reached out to Mr. Weber but he has not been retained by Mr. Chapa. This was impeding the petition being filed. Mr. Weber responded to Amy that after emails and calls he

has not talked with Mr. Chapa. The petition had to be revised. The plan is still unchanged.

- Have Amy include other violations that have been uncovered.
- • Temporary Restraining Order (TRO)
- • hearing on a Temporary Injunction (TI)
- • Final trial or a settlement is reached.

New Business:

- **Vacancies**
 - **Board- treasurer**
 - **ACC**

Sheldon made a motion to adjourn the meeting at 7:01 pm., Theresa seconded. Motion passed 3-0.