

The Estates at Eagle Creek Property Owners' Association Inc
Board Meeting: Tuesday, Oct 1, 2024
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:02 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: 4 Property owners

Secretary's Report:

- Sept 3, 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 September 30, 2024

Deposits: \$375.46- Dividend and transfer fee

Debits: \$559.22(Mowing, FELPS, copies)

Checking balance: \$11,201.20 Edward Jones: \$40,075.00 Report Balance: \$51,276.20

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

One new resale certificates, reflected in Treasure’s Report above.

Ballots- Discussion about recommended changes to the ballot from the attorney. Theresa made a motion to accept the ballot as presented and move forward with the vote from Dec 2- Dec 20th, 2024. Sheldon seconded, motion passed 3-0.

ACC:

| Property Owner CCR Violation | | | CCR Violation Process | | | | | | |
|---|---------------------|---|-------------------------|-------|----------------------------|----------------------|--------------|--|-----------------------------------|
| Name | Address | Description | Investigation Completed | Merit | First Letter dated | 2nd Letter dated | Hearing date | 3rd Letter Dated | Attorney date |
| Christopher L. Chapa | 11030 FM 775 | Trucking Business, Safety | Unknown | Y | 2/1/2024 | 3/5/2024 4/5/2024 | no | 5/15/2024 Fine | 06/18/2024 08/06/24 papered |
| Stacy L Bowers | 242 South Palo Alto | Chickens -6 and 1 duck by ACC, Reduce to 5, Information from PO that 1 chicken has died, on September 4, 2024 | 4/24/2024 | Y | 7/5/2024 | 8/8/2024 | 09/27/2024 | Pending ACC Verification 5 chickens for 4H | |
| Rodney Fricks | 126 Encino | Property Abandonment | 7/2/2024 | Y | 8/7/2024 - Charlie to call | | | | |
| DAVID & BRENDA MICHELLE BAMHOUSE ALBRECHT | 115 Sky Hawk | Rooster Noises | | Y | 8/7/2024 9/4/2024 | | | | |
| Pedraza, Adrian V. & Mary | 145 Chaparral Dr | TriPlex, minimum square | | Y | | | | | |

- **11030 FM 775:** Christopher L. Chapa, 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 filed the Petition for the TRO.
 - Temporary Restraining Order (TRO)
 - Hearing on a Temporary Injunction (TI)
 - Final trial or a settlement is reached.
 - The Wilson County Sheriffs has yet to successfully serve the notice. Sheldon has reached out twice to Amy and no response. He will reach out to again.
- **164 Scenic Oak-**2 red chickens-1st letter to be sent out Sep 4th. Charlie did an inspection an saw no evidence of chickens.
- **114 Palo Verde-** Charlie and Sheldon went to the George’s house on 09/05/2024, for the first inspection of 2024 per the variance and counted their fowl. The results were:
 - 21 Chickens
 - 1 Rooster
 - 1 Duck

The Georges also provided proof of participation in an email that followed the inspection. The proof was actually due on or before September 1, it was received by email on 09/05/2024. They are in compliance with the variance.
- **214 Palo Verde-** Charlie and Sheldon validated the progress for Josue Israel M. Rodriguez at 214 Palo Verde from the neighbor’s property. It is not complete, but there has been improvement.
- **126 Encino-** no contact has been made. We do not have valid contact information. Jim will research.

- **148 Encino Oaks-** Complaint of ducks. Jim Mylius and Theresa Morehous completed an investigation on September 24th and submitted a report to the board. No violation was seen.
- **242 S Palo Alto-** Hearing on 9/27/2024.
 - **Resident provided proof of children in 3-H.**
 - Agreed to have 5 chickens
 - Agreed to have the ACC verify the amount of chickens.

| Submission Date | Property Owner - Improvement | | ACC Approval | | |
|-----------------|------------------------------|------------------|----------------------------------|----------------------|------|
| | Name | Address | Improvement Description | Approved or Rejected | Date |
| | Jefferie Splitter | 112 Encino Drive | Building new Shop 34X25 | | |
| 8/26/2024 | Ian Pritchard | 11127 FM 775 | 20 x 45 Carport & Shed by Texwin | | |
| | Motal, Brent Nathan | 119 Palo Verde | Driveway and home foundation | | |

- **112 Encino Dr.-** pending paperwork submission
- **11127 FM 775-** Approved 8/27/2024.
- **119 Palo Verde-**waiting on blueprints for improvements on property. Resident needs to submit work currently being started on driveway. Charlie will contact resident.
- Quicker response from the ACC is needed, comments from the property owners survey reinforces the need.

Old Business:

- Vacancy on the Board – Treasurer
- Vacancy on the ACC (Nancy Wall has expressed interest in serving now that they have moved back.)
- POA Insurance in October will switch to State Farm, saved a significant amount of money. Thank you to Colleen for all the research.

New Business:

- **145 Chaparral-** will need legal advice from Amy. Neither Philip nor Charlie have the blueprints submitted or the paperwork that approved by the ACC for the home. Suspected of being a triplex and Wilson County Property search shows 3 living areas.
 - Living Area: 990.00 sq. ft.
 - Living Area: 1,024.00 sq. ft.
 - Living Area: 2,200.00 sq. ft.
- Aqua Texas meeting
 - Under new management
 - Recognized short comings
 - Committed to doing preventive maintenance
 - Arcgis.co
 - map that shows service issues that have been reported.
 - Real-time look at what is going on in area
 - View drought status
 - Shows outage or boil water notice
 - Aquawater.com

- Provides useful information
 - Sign up for water smart alerts
 - View disruption map
 - Access ePortal
 - Customer service 877-987-2782
- Community work days on bridle trails
 - Last week of every month till Jan 2025
 - Open to volunteers
 - Motorized vehicles will be permitted on the equestrian riding trails on the days of the equestrian riding trail Cleanup
- Sheldon made a motion to adjourn the meeting at 6:58 pm., Theresa seconded. Motion passed 3-0.