

The Estates at Eagle Creek Property Owners' Association Inc  
Board Meeting: Tuesday, Nov 12, 2024  
Life Church 7079 FM 775, La Vernia, Texas 78121

Meeting called to order at 6:00 p.m. Quorum establish

Board Members present: Sheldon Shed, President; James Mylius, 1<sup>st</sup> VP. ; Colleen Witek, 2<sup>nd</sup> VP., Theresa Morehous, secretary.

Non-board members present: 5 Property owners

**Secretary's Report:**

- Oct 1, 2024 minutes were presented to board members. Jim made a motion to accept the minutes as presented, Sheldon 2nd, motion passed 4-0.

**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 October 31, 2024

Deposits: \$.36- Dividend

Debits: \$3,385.84(Mowing, insurance, FELPS, copies, dues refund)

Checking balance: \$7,815.72

Edward Jones: \$40,303.30

Report Balance: \$48,303.30

Sheldon made a motion to approve the treasurer's report, Theresa 2<sup>nd</sup> the motion. Motion passed 4 -0.

One new sale-under contract.

**Two Rebates (CCR 6.02 – pay for maximum of 2 lot maintenance fees) to:**

**Walter & Julie Zwies**

1/15/2013 - THE ESTATES OF EAGLE CREEK, LOT 71 & 72 (SEC 1), ACRES 12.1

1/27/2016 - THE ESTATES OF EAGLE CREEK, LOT 105 (SEC 2), ACRES 6.000

1/31/2020 - THE ESTATES OF EAGLE CREEK, LOT 73 (SEC 1), ACRES 5.000

01/27/2016	Paid by Previous owner? – 2 lots	\$0.00
2017	Paid by Previous owner? – 3 lots	\$0.00
<b>2018</b>	<b>3 lots</b>	<b>-\$36.00</b>
2018	3 lots	-\$36.00
2019	3 lots	-\$36.00
01/31/2020	Paid by Previous owner? - 4 lots	-\$36.00
2021	4 lots	-\$72.00
2022	4 lots	-\$72.00
2023	4 lots	-\$72.00
2024	4 lots	-\$72.00
	<b>Total Refund Due</b>	<b>\$396.00</b>

Mistake-added 2018 twice. Jim will take care of this.

**Dyon Gay**

8/16/2019 - THE ESTATES OF EAGLE CREEK, LOT 228, 229, 230, 231 (SEC 4), ACRES 20.67

8/16/2019	Paid by Previous owner? – 4 lots	\$0.00
2020	4 lots	-\$72.00
2021	4 lots	-\$72.00
2022	4 lots	-\$72.00
2023	4 lots	-\$72.00
2024	4 lots	-\$72.00
	<b>Total Refund Due</b>	<b>\$360.00</b>

## Ballot – Updates

- Currently 4 sections to CC&R’s. First item to vote on the ballot is to accept section 2 as the CC&R’s. The only difference is the grammar in the 4 sections. This need to pass before any of the other items to pass.
  - Balloting on Referendum Items -
    - How to socialize-
      - Banners- Sheldon made a motion to buy any needed t-post to install banner, Jim 2<sup>nd</sup>. Vote passed 4-0.
      - E-mail
      - Mail
      - Dropbox
      - Advertise on Facebook and Next Door.
      - Estimated Funding Needed

## ACC:

Welcoming of new neighbors: Daniel & May Togo, **118 Sky Hawk Lane** as of 11/01/2024

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.
  - Update legal plan:
    - Amy McLin has filed the Petition for the TRO.
      - Temporary Restraining Order (TRO)-not executed-trucks present.
      - Hearing on a Temporary Injunction (TI)
      - Final trial or a settlement is reached.
  - The Wilson County Sheriffs has served Mr. Chapa on Oct 4, 2024.
  - Mr. Chapa answered the Papers Served on 10-28-2024, Denying all Allegations

- **126 Encino**-started work on it. A violation letter will be sent. CC&R 3.01 unfinished structure.
- **242 S Palo Alto**- ACC has not made the inspection, unable to get schedules together.
- **145 Chaparral** was sent a letter offering a variance at no cost to the property owner so the property will not be in conflict with the CCRs. No response as of yet.
- 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.)
- Hearing held on 09/27/2024 for 242 South Palo Alto, fine or dismissal pending ACC action of verification.
- Photos were submitted on 10/10/2024 of a delivery truck on Chaparral, for support of a business at 133 Chaparral. The doors on the building claimed to be a business were closed. Could not tell any defining business activities from the photos. Filed in the claim folder.

**New Business:**

- Legal Council was asked about these 3
    1. Recording at Board Meetings-One out of two needs to know.
    2. Hierarchy CCRs and By-Laws-CC&R's take precedent over By-Laws.
    3. Expired Licenses on Trailers etc. – this would need to be another law suit.
    4. Discussion on Board Member Terms, Succession
  - Alex Lopez, Fire chief confirmed Feb 1<sup>st</sup>, 2025 at the 775 Fire House for the AGM. It will open at 9:30.
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- Sheldon made a motion to adjourn the meeting at 7:02 pm., Theresa seconded. Motion passed 4-0.