The Estates at Eagle Creek Property Owners' Association Board Meeting

September 9, 2021

231 S Palo Alto Dr

Meeting called to order at 6:04pm. Quorum established.

Board Members present: Philip Vipond, President; Charlie Johns, 2nd Vice President; Karen Turner, Treasurer; Will Matay, Board member, Art Morgan, 1st VP; Theresa Morehous, Sec; Absent Rebecca Hopp, Welcoming committee chair.

**Secretary's Report:** The minutes have been previously distributed by email to the board members. There are no corrections. Art Morgan made a motion that the minutes be approved as distributed. Charlie Johns seconded. Motion passed 6-0.

**Treasurer's Report**: Beginning balance $59,030.26 Deposits: $400.00 Debits: $335.46

Checking balance: $19,885.98 Edward Jones: $39,009.13 Ending balance: $58,895.11

$199.69 difference

Motion made to accept by Art Morgan, seconded by Will Matay. Motion passed 3-2.

Karen will research the $199.69 discrepancy and email board.

**Old Business:**

* 218 Palo Verde, still nothing has been done. (OCD 3-11-2020) Attorney sent a letter and imposed a fine of $1,500. Attorney will update 9/10/21
* Delinquent back maintenance, admin fees, and attorney fees for two homeowners who have ignored us. All agreed to initiate foreclosure proceedings through our attorney. Attorney will update 9/10/21
* 126 Encino $500 fine imposed, sent to attorney. Attorney will update 9/10/21
* 145 Chaparral – Discussion of demand letter from Ms. Wright and her attorney. Discussed section 4.04 of the CCR’s.

Philip Vipond made a motion to propose authority of expenses to Nohl Bryant to take legal defensive action against Ms. Wright and concerning 145 Chaparral. Charlie Johns seconded. Motion passed 6-0.

* Dogs at 114 Scenic Oak, resolved.
* 18 Wheeler parked on FM 775, resolved.
* Will table how we track and keep up with fines for now. Philip found an accounting program that may be helpful. He will bring samples of it next meeting.

**New Business:**

Report of pigs/piglets on Encino Drive as well as chickens on Oak Hollow.

Theresa Morehous made a motion that pigs and chickens are not allowed in EEC and that the CCR’s will be enforced. Will Matay seconded. Motion passed 6-0.

Letters of violation will be sent to each property owner.

The meeting was adjourned at 6:55pm.

Next meeting Oct 11, 2021, 6pm.