



E R Property Owners Association

Annual Meeting Minutes

April 21, 2021 at 6:30pm

Please join the Go To Meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/812083077>

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United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 812-083-077

OR

Eagle Mountain Ranch Park Pavilion- 7200 Bunk House Drive, Fort Worth, TX 76179

In attendance:

Charles Barganier- **President**

Patrick Jacobs- **Vice President**

Mark Winters- **Secretary**

Dawn Kelly- **Property Management Group**

Janna Perez- **Property Management Group**

Residents: Vanin Folegatti, Misty Ewings, Christine Cowan, Rebecca Compton, Ethan Conner, Patricia and Wayne Coffman, Katie Jacobs, Mark Wiley, Frederick Friend, Michael Phillips, Sergio Vazquez, Somphet Veisiri, Coury Courtney, Kelly & Jeri Field, Sunkanmi Oshakuade, Teresa & Greg Drescher, April Sewell, Edward Rodriguez, Art Rigg, Barrett and Jennifer Secrest, and Craig Beamon

Meeting began at 6:36pm.

Introductions:

- Board members and PMG introduced themselves to homeowners in attendance.

Notice of Quorum:

- Charles Barganier stated that board quorum was met to conduct the annual meeting.

2020 Annual Meeting Minutes Review & Approval:

- Charlie Barganier motioned to approve the 2020 annual meeting minutes, Mark Winters seconded this motion, all in favor, and the motion passes.
- PMG will post the board approved 2020 annual meeting minutes to the HOA website.



2020 Year End Review:

- Patrick Jacobs gave the review of the 2020 year:
 1. The HOA landscaping company is providing the board with bids and options for replacement plants and landscaping from the 2021 freeze. The board is still discussing their options amongst themselves for final decisions.
 2. Free trees, that were provided by the City of Ft. Worth, were planted in the fall of 2020 by Fossil Creek tree farm and volunteers from the community helped to water those newly planted trees for the HOA.
 3. Because the HOA is involved in the Adopt a Park city program, the HOA is allowed to plant wildflowers and these wildflowers are maintained and watered by volunteers from the community.
 4. For many years there has been a pipe leak around the creek. After the board reached out to the City of Ft. Worth's Councilman Shingleton and other city officials about this ongoing issue, the city spent about half a million dollars spraying concrete liner onto the pipe to repair the leaking pipe. Right now the HOA has the well turned off to evaluate if the pipe is indeed not leaking anymore in that area of the HOA.
 5. The main entrance masonry was all repaired from the previous accident as well as a rock was installed and more lighting to help avoid future accidents.
 6. The authentic wagon was redone with new canvas and stain and the HOA will continue to maintain and upkeep this community feature.
 7. Charles Barganier stated that he wanted to recognize Mark Winters, Sonya Costanza, Patrick & Katie Jacobs, and all of the ER volunteers for the hard work that they do in the community and how the City of Ft. Worth recognized the community for the 2019 neighborhood awards in four different areas.

2021 Budget Review:

- Patrick Jacobs went through some of the scheduled 2021 projects for the community.
 1. The HOA wants new street signs installed throughout the neighborhood.
 2. The board wants to look at different lighting options instead of the bank being in charge of a certain sections that affect HOA landscaping lighting, Christmas lights, etc.

Special Guest Presentation:

- ***Maddie Gibbs (City of Ft. Worth Community Engagement Liaison)***- Mrs. Gibbs passed out her City of Ft. Worth goodie bags to homeowners in attendance and told



homeowners that she would be retiring at the end of the 2021 year. Mrs. Gibbs provided the following below information to all homeowners:

1. The HOA is in District 7 and Councilman Shingleton will be retiring at the end of 2021 and all homeowners need to vote in this upcoming election.
2. The city is re-districting and will be adding two more council seats for 2023.
3. The 2022 bond package-the funding for the back nine could come out of this bond package.

Additional Business:

- **Zoning Change-** Patrick Jacobs encouraged homeowners to attend the zoning change request public hearing for Robertson Road/Salt Fork Drive that is on May 12, 2021 at 1:00pm and on June 8, 2021 at 7:00pm. Mr. Jacobs also encouraged homeowners to go on the home page of the website (eagleranchtexas.com) and comment on this zoning case in writing so that the zoning commission will hear all homeowners' opinions. The board wants to fight to keep this area an open space so the more negative responses that homeowners submit to the zoning commission, the more likely the commission will deny the zoning change request that is for a future cottage residential community.
- **Homeowner Communication-** The board encouraged all homeowners to get on the HOA website at eagleranchtexas.com and request a login so that the HOA has all homeowners' emails for HOA news, meetings, events, city events, etc. The board stated that the HOA website is the main source of communication for all HOA information, but the board does use Facebook, social media, neighborhood signs, and emails to communicate too.

Resident Q&A:

- **Edward Rodriguez-** Mr. Rodriguez thanked the board members and PMG for all they do for the community. Mr. Rodriguez asked the board how long they will keep the "No Mowing of the Wildflowers" sign up and what month of the summer will the board have the wildflower section mowed. The board stated that this sign was to assist the HOA landscaping crew to not mow over the wildflowers planted in the community, but they will take the sign down soon and have the lawncare company mow that area in July during the heat of the summer.
- **Unknown Homeowner-** This homeowner inquired if the board was going to allow homeowners enough time to evaluate their yards for tree, bush, and plant damage before violation fines start being implemented. The board stated that if a homeowner gets a violation letter for dead bushes, trees, etc, and the homeowner needs more time to evaluate and replace the dead landscaping, the homeowner can reach out to PMG



and request an extension so that the violation will be on hold and no more letters or future fines will incur until the violation is cured.

Election Results:

- PMG stated that Michael Curtin and Michael Behrens were elected as new board members for the community by homeowner votes.

Meeting adjourned at 7:25pm.