



## **Durham Park Association**

800 Glasscock Rd, Liberty Hill, TX 78642

7:00 p.m. Wednesday Nov 12th, 2025

Meeting Called by: DPA President

Type of Meeting: Monthly

President –

Activities – Lacy Phillips (LP)

Member at Large – John Wilson (JW)

Vice President -

Maintenance – Dan Grubbs (DG)

Architectural Control Committee - Daniel Reed (DR), Garner Edwards (GE)

Note Taker and Time Keeper: Secretary (MG)

Attendees: SP, LC, KE, DG, MG, GE, LP

Interim Treasurer – Kara Edwards (KE)

Secretary – Melynda Gero (MG)

**Meeting Opened:** MG at 7:00pm

**Minutes:** KE proposed modification of October minutes to include that the WHR topic will be readdressed in April. JW seconded, 100% pass. KE approved of October minutes (subject to change above); LP seconded; 100% pass.

**Financial Report:** Checking #1: \$23,901.77 Checking #2: 6,228.58 Savings: \$987.12 Total: \$31,117.47

### **Committee Reports**

**Maintenance-** Drywall & wall painting done. Ceiling will be done soon; floors and baseboards are next. Replaced battery in mower.

**Pool-**Needs chlorine.

**Architectural Control Committee-**4 applications were turned in and signed off. A house and shop at 2501 DFT, Pitching/Storage Shed at 2231 DFT, a home addition at 2505 San Gabriel Lp, and a BBQ shack at 356 Glasscock.

**Financial-**Insurance: The liability insurance on the whole property is paid in full. The amount is \$3409 and will be due again in June. The Director/officer insurance is a 6 month policy and \$1233 will be due in January 2026.

Unpaid Dues: 18 properties unpaid. Will send late fee letter to these owners restating the deadline after which their information will be given to a lawyer. They will send out a 45 day demand letter. If there is still no response a lien will be placed on the property. It will cost some \$ to have the lawyer send the letters; can delay pay.

Bookkeeper: Current bookkeeper overcharging us. Brought the info to our lawyer who said they are taking advantage of us and this can be common with HOA bookkeepers. We pay them to keep the books but while we can view them, we do not have administrative access. We can pay \$750 to have a letter sent to terminate our relationship with them, request the funds that should not have been paid, and to get administrative access to the books.

**Activities-**The silent auction earned \$2146! The hayride went great except for the rain that came at the end. We had 23 candy stops.

### **New Business presented**

**Community Building-**Ceiling needs to be painted. Then flooring, baseboards, and a sink for the kitchen area are next. Robert Edwards said he is happy to donate tape and plastic for the painting. DR will be donating a fridge once we get to that point. A neighbor said they would like to donate labor and time for installing the flooring. DG will discuss with them afterwards.

Josh P pointed out there are still some roof items needing fixing. JW or KE will talk to the roofer and show the inspection report.

**Elections-**All nominations due tonight by midnight via paper or email.

**Activities-**Planning an Ugly Sweater themed community Christmas party for Dec 20th. Probably a potluck. We are going to try and have the clubhouse finished enough to hold the party there.

**Financial-Dues (2026):** Rates will increase this coming year. Can use the index described in the bylaws or a current valid price index. Homeowners will be notified in writing by Dec. 15.

### **Motions**

-MG motioned that the Edwards be able to purchase chlorine for the pool not to exceed \$300. KE seconded, 100% pass.

-KE motioned to reimburse DG for several maintenance purchases (including painting supplies). MG seconded; 100% pass.

**ANNOUNCEMENTS/ADJOURNMENT:** Adjourned 7:42pm. Next mtg planned for Dec 3, 7pm, 800 Glasscock Rd., LH, TX.