



## Durham Park Association

800 Glasscock Rd, Liberty Hill, TX 78642

7:00 p.m. Wednesday Dec 10th, 2025

Meeting Called by: Secretary

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 approval; JW seconded; 100% pass.

**Financial Report:** Checking #1: \$23,789.52, Checking #2: \$6,228.58 Savings: \$987.12 Total: \$987.12

### New Business presented

**Holiday Party**-Will be Dec 20th in the clubhouse, ugly sweater themed. Putluck dinner; bring your best dish to share. HOA received an anonymous donation which will help with food! HOA plans to provide a turkey. Will possibly have some simple entertainments for the kids like cornhole or coloring books.

**Annual Dues 2026**-Background: The bylaws stipulate using the WPI (index that no longer exists), OR another index (one considered an authority), using the upcoming annual budget as a guide, to determine an annual dues amount. Our HOA already pays VERY little in comparison to other communities and has not changed much nor kept up with inflation. The assessment dues amount can only change once every 5 years (unless we change the bylaws). The current amount is not enough to keep up with board expenses (for example, insurance prices have inflated over the last several years).

KE presented a few options for the new 2026 dues amount based on the PPI, the CCI, and next year's annual budget (which takes some inflation into account).

Public comments/ Open forum:

-Jaton and others said if we aim higher then maybe we'll have some leftover when needs arise, and to help with inflation.

-Becky said if we explain exactly how the money will be used, how it benefits us, and the comparison to other communities and cost of living, the increase will go over better/be better understood by the community. Help make sure the community is informed as to where the increase comes from and is going.

-Melissa said some people choose our community because of the low HOA fees; we should keep that in mind.

-SSI has gone up along with inflation while the dues have not.

-Josh and Garner: Should we tie pool access into the dues? Or does the pool need to pay for itself? Will check bylaws.

-Regardless of the amount for this year, in the future we can see if we can change the bylaws so the amount can be adjusted based on actual costs.

**Nominations to Join the Board**- Both Robert Edwards and Daniel Reed requested to join the board.

Robert and Daniel each gave their reasons for wanting to join the board and what they hoped to accomplish.

Public comments/Open forum:

-Clarification made that specific positions within the board can be changed once someone is voted ONTO the board.

-Garner, Jaton, Keara shared concerns about having Robert reelected.

-Josh shared how reelecting Robert could help bring more diversity to the board. Garner offered to step down from ACC if it was desired by others to aid in diversity.

-Garner shared that people can volunteer to help the board anytime as a committee member or other way without having a voting position on the board.

### Motions

-MG motioned that Kara Edwards act as Interim, President for the remainder of the meeting, when positions would be officially decided in executive session. DG seconded, 100 % pass.

-MG proposed \$171 to cover next year's budget and help prepare for inflation. LP seconded, 100% pass.

-DG proposed that Daniel Reed be accepted onto the board. JW seconded, 100% pass.

-LP proposed that Robert Edwards be accepted onto the board. No second; proposal did not carry.

**ANNOUNCEMENTS/ADJOURNMENT:** Specific board positions will be determined at an executive session following this meeting.

Adjourned 7:42pm. Next community board meeting planned for TBD in January, 800 Glasscock Rd., LH, TX.