



Durham Park Association
800 Glasscock Rd, Liberty Hill, TX 78642

Meeting Agenda
7:00 p.m. Wednesday June 25th, 2025

Meeting Called by: DPA President
Type of Meeting: Monthly

Note Taker and Time Keeper: Secretary (MG)
Attendees: SP, LC, KE, DG, MG, RE, GE

President – Scott Porter (SP) Vice President - Lynn Calhoun (LC) Treasurer – Robert Edwards (RE)
Activities – Kara Edwards (KE) Maintenance – Dan Grubbs (DG) Secretary – Melynda Gero (MG)
Architectural Control Committee - Daniel Reed (DR), Garner Edwards (GE)

Meeting Opened: SP at 7:01pm

Business presented

Community Building

1. **Notes on the building:** Volunteers removed as much wall/ceiling drywall as necessary to remove mold, as well as all flooring (cement flooring still intact). Also had to remove cabinet under the sink. Josh from neighborhood (certified electrician) inspected some wiring: wiring is old and will need to be re-routed in the roof. The wiring for the pool pump should probably also be redone.
2. **Quotes on the roof:** Quotes ranged from 35k-52k. Several methods proposed by different roofers.
-LIV roofing within community: ~46k, recommends tying new roof into the existing 2x12's. Any rotted wood would be replaced. Recommends a wood frame underneath a metal roof.
-A metal building company: 35k-38k, possibly tying cables down to the slab beneath, poles to the ground, or tying into the 2x12's. Unsure on warrantee; DG will follow up on that.
3. **Funding:** The HOA technically has enough to choose either quote with current HOA costs. It will deplete much of the account until annual assessments come in this month and hereafter. Volunteers said they would help set up an account, make a flyer, and distribute to the neighborhood requesting optional donations to help. If needed we could spread the info to other LH communities (perhaps through an article in the LH Independent; someone has contacted them already about the possibility).

Other

1. **Insurance:** Liability and officer insurance was declined due to neighbors suing the board 15 years ago. Agent is looking for another company to ensure us ASAP. We will lock up the fence and put up signs if necessary to keep out residents if possible until reinsured to prevent possible incidents.
2. **Board positions:** RE stepping down as treasurer. We have a volunteer for the position, and 1-2 interested in the member at large position. Plan on voting at the next meeting.

Community Feedback/Discussion

Q: Can we raise the annual dues, since they are so low and don't provide much leeway for spending options?

A: These would need to be changed in the deed restrictions. These can only be changed by majority (60%?) vote from the residents.

Q: Can we get new HOA software that doesn't cost as much?

A: Yes, we would like to look into this.

Q: Do we need the building inspected for stability before deciding to put on a new roof to make sure we are spending funds in the right place?

A: Community agreed this would be the next best step (after reinstating the insurance). A resident offered to contact a structural engineer she knows to come out and look at the building.

Q: What if wiring does need to be redone?

A: The certified electrician can help. Can ask residents for donations of wire they have left from home projects to lessen the cost.

Q: What about the Historical status of the building?

A: It is historic but has not been registered as such. It cannot be submitted for consideration until December. Residents pointed out that it may not be wise, because then the building would need to be restored to historic standards and we may not have the \$ for that.

Conclusions Step 1: get liability/officer insurance reinstated. Step 2: Get feedback from a structural engineer about the safety of the building before moving forward with a roof.

ANNOUNCEMENTS and ADJOURNMENT: Adjourned at 8:02pm.

Next meeting planned for July 2 at 7pm at:800 Glasscock Rd., Liberty Hill, TX pavillion (assuming we have more info on the above by then).