



Durham Park Association

800 Glasscock Rd, Liberty Hill, TX 78642

7:00 p.m. Wednesday Sep 17th, 2025

Meeting Called by: DPA President

Type of Meeting: Monthly

President – Scott Porter (SP)

Vice President - Lynn Calhoun (LC)

Note Taker and Time Keeper: Secretary (MG)

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

Activities – Kara Edwards (KE)

Maintenance – Dan Grubbs (DG)

Interim Treasurer – Kara Edwards (KE)

Secretary – Melynda Gero (MG)

Member at Large – Lacy Phillips (LP)

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

Meeting Opened: SP at 7:00pm

Minutes: KE proposed approval of 8/13/25 minutes; LP seconded; 100% pass.

Financial Report: Checking: \$10,234.34, Savings:\$982.86, Auxiliary Checking: \$6,228.58, Total: \$17,445.78 (*Note: Total does NOT include some HOA assessments still coming in)

Committee Reports

Maintenance- Fixed bathroom walls and painted enough to open the pool! Mike Behm and DG did sheetrock. Got a quote to finish the inside of the whole building: \$2800 for sheetrock/prime/painting only affected areas, \$1800 to paint all interior, \$2000 for flooring labor (not materials). Windows and cabinets no quotes yet.

Pool-Pool is up and running; board member volunteers cleaning it at the moment. May be cheaper to keep it up all year vs. closing and draining it. Will look into saltwater options next Spring.

Architectural Control Committee-Talked to Jay and Brittany about a shed. Someone had a barndominium question that was referred to the county for septic questions. Will consider posting on FB to remind owners to fill out the ACC form on the website before making additions.

Financial-Account totals listed above. Have received \$1120 in donations by check, and \$1240 by Zeffy for clubhouse. Working with bookkeeper to clean up issue of multiple entries; hopefully by Monday. Considering looking at a different bookkeeper. Sending out notices for those not current on assessments. These will give until Nov 1 before late fees will be added, then if not paid by Dec1st will go to collections. There is an online billpay option in quickbooks we could give those people; there would be a fee.

Activities-Halloween Hayride is Oct. 25 (Sat before Halloween). Will hold a silent auction fundraiser for the clubhouse the hour before the hayride (5pm). Sue and Mike Behm said they would contribute a \$50 gift card so we can have a paid raffle as an additional item. The board will provide baskets/items and LP will continue asking for more items on FB. Ideas proposed: have the popcorn machine out, have yard games out for the kids while the adults peruse the auction.

New Business presented

HOA Software-HOA software briefly discussed. Considering all that is in Quickbooks, we will consider using one for all elements EXCEPT for bookkeeper in the near future and possibly transfer financials over later.

Community Building-discussed ways to bring price down for interior work. Ideas proposed for consideration: leaving the floor as is for now, doing stained concrete, or garage speckle paint instead of laying flooring. Having volunteers help with hanging sheetrock and painting (Robert Edwards volunteered to help with an air sprayer if we go this route). Looking at cabinetry and flooring at Habitat 4 Humanity's store and Home Depot. Discussed removing one window to see if we can get accurate sizes and types for when we are ready to repurchase those.

Mentioned that the community could use volunteers to help mow as it takes so much time. Mike Behm said he could try.

Other-Will notify the public in December 2025 what amount the assessments next year will be. We will put it in the Fall newsletter as well.

Motions

MG motioned to make online billpay in quickbooks and option for those overdue on assessments.DG seconded, 100% pass.

KE motioned to get more board members' names officially on the bank account so that if someone is gone, we can take care of deposits, etc. and to get a debit card for community purchases so we don't have to write reimbursement checks and put people out of personal money temporarily. LP seconded, 100% pass.

ANNOUNCEMENTS/ADJOURNMENT: Adjourned 7:53pm. Next mtg planned for Sep 10, 7pm, 800 Glasscock Rd., LH, TX (pavillion).