



Durham Park Association
800 Glasscock Rd, Liberty Hill, TX 78642
ANNUAL BOARD MEETING
7:00 p.m. Wednesday January 28, 2026

Meeting Called by: President [at 7:01pm](#)

Type of Meeting: Monthly

President – Kara Edwards (KE) Vice President – Lacy Phillips (LP)

Activities – Lacy Phillips (LP) Maintenance – John Wilson (JW)

Member at Large – Daniel Reed (DR)

Architectural Control Committee – De Anaya (DA), Garner Edwards (GE)

Note Taker and Time Keeper: Secretary (DG)

Attendees: KE, DG, MG, JW, DR

Interim Treasurer – Melynda Gero (MG)

Secretary – Dan Grubbs (DG)

Minutes: JW proposed approval; MG seconded; 100% pass.

Treasurer's Report: Checking #1: \$17,718.57 Checking #2: \$6,228.58 Savings: \$980.37

KE - Still can't access Quickbooks. Attempting to recover. We could start over. We have the data to rebuild. KE suggests sending an email to Liberty Hill Bookkeeping to gain access to Quickbooks. MG motion approval, JW seconded. 100% pass. Need decision about PayHOA by next month. KE proposed that HOA dues be based on PPI: \$143.62 vs. CPI: \$187.22. KE motion to table discussions about assessments until next month. DR seconded. 100% pass.

ANNUAL BUDGET: MG provided annual budget handout. MG explained about PayHOA. Increase in electric rates. Will shop for insurance quotes in March or April. This will be included in the budget. Kitchen and windows are not in budget. MG motioned to adopt Option 1 (lower budget). DG seconded. 100% pass.

Susan Backer inquired about selling land from the park to fund the budget. KE replied.

Other funding ideas were discussed by various residents which included silent auction and fundraisers.

Maintenance Report: JW – Cabinets and sinks need replaced. Estimated cost \$1000-\$1500. KE proposed up to \$3000. JW needs to get 3 quotes. MG seconded. 100% pass. JW - Toilet and vanity needs replacing in restroom. DR mentioned dropping off a refrigerator he is donating. He can do this at any time.

Architectural Control Report: GE – Announced new members: De Anaya and Robert Janke. Received 3 requests for approval. 425 Shin Oak – 20x60 secondary structure, 30 Double File Trace – 20x30 secondary structure, 280 Mayeye 60x30 shop. All three approved.

Complaints: 601 Shin Oak unregistered cars. Discussion of ideas and KE proposed sending letters or possibly contacting WILCO.

40 Shin Oak – overgrown, random cars, junk.

KE proposed sending letters giving 90 days notice about vehicles and water pollution. Cost not to exceed \$30 in costs and postage.

DR seconded. 100% pass.

Resident mentioned contacting a veteran's organization to help with cleanup of 601 Shin Oak.

Public Forum:

Susan Backer inquired about ways to raise funds.

KE mentioned conditions of roads needing repair. JW will look at roads and contact WILCO if needed.

Terry Page – interested in activities position.

De Anaya – DPA Website needs updating for new board members and info.

ANNOUNCEMENTS/ADJOURNMENT: Meeting adjourned at 8:12pm.

Next community board meeting planned for Feb 18, 2026 at 800 Glasscock Rd., LH, TX.