

DeCordova Ranch POA — Board Meeting Minutes

February 25, 2026 6:00 PM CST

United Cooperative Services

320 Fall Creek Hwy

Granbury, TX 76049

Board Members Present:

Jim Attebury

Janelle Hudgins

Jacque Gordon

Scot Dube

Rene Stroud

Call to Order

- Meeting called to order at 6:39 PM by Jackie (Speaker 6). Jim was late to join.

1. Approval of Prior Minutes

- Motion to approve January minutes made, seconded and passed.

2. Open Forum (Property Owners)

- Concerns raised about unauthorized access from adjacent new subdivision. Homeowners suggested temporary/ permanent barriers (boulders, fencing, gate). Board agreed to pursue temporary fixes and follow up with developer/contractor.

- Safety concerns about unlicensed motorized vehicles (go-karts, ATVs, low-profile vehicles) and speed in neighborhood. Board agreed PMG should email residents reminding them CC&Rs prohibit unlicensed motor vehicles and reiterate safety concerns; consider inviting sheriff patrols and possible CC&R amendments (e.g., age restrictions for operators).

3. ACC Report

- ACC cleared four submitted items; no open ACC items at present. Construction, fencing and extended roof approvals noted; coordination required.

4. Construction Gate Repair

- Damage to construction gate documented; insurance claim in process. Repair estimate for left gate motor: \$4,729.26.
- Motion to approve repair (amount listed) passed. PMG to notify John Campbell to proceed; expect insurance payment distribution.

5. Roads / Road Repair Bids

- Elite engaged to produce specifications and quotes (chip seal and asphalt) for identified road sections. Road Fund balance discussed (approx. \$116k after transfers per notes; \$17k noted in one line — committee to reconcile).
- Recommendation: gather multiple bids based on unified spec; asphalt preferred in high-turn areas. If project > \$50,000, procurement policy requires three bids.
- Committee to schedule walkthrough with board/committee members prior to finalizing bids.

6. Website / Private Pages Proposal

- Webmaster (Marvin) presented enhancements: private (password-protected) pages, homeowner directory (opt-in), private photo/event pages, and streamlined board-email buttons. No extra hosting cost; requires PMG cooperation to supply homeowner email list (CSV).
- Security, permission and administrative maintenance caveats discussed (directory opt-in, handling moved residents, limiting shared credentials). Board supported phased implementation; webmaster to coordinate with PMG and provide rollout updates.

7. Financial Report and Budget Discussion

- Operating and reserve balances reviewed. Operating balance shown (~\$189k) with notes on transfers and funds reserved for next fiscal year; Road Fund and reserves discussed.
- Need for a budget committee and possible reserve study recommended. Suggested reserve target range discussed and set at \$100k with need to determine appropriate reserve policy and short-term investment options. PMG to provide sample reserve study and Alliance rate sheet.
- Payment plans and collections: PMG following state property code; current policy allows 90-day payment plans; late notices and Chapter 209 letters to be issued;

8. Governing Documents / Proxy Voting

- Governing Documents Committee reported results of workshop. Committee proposes governance/scheduling changes including adopting a standardized proxy form and clarifying proxy rules (no perpetual/self-renewing proxies, proxies valid for a specific meeting only).
- Legal verification required for proxy language and delivery requirements (discussion of specialist Henry Otto). Committee plans neighborhood canvassing and volunteer coordination to support required votes and 210 petition processes. Special meeting for proxy/CC&R discussion noted (April 18 referenced).
- Plan to amend Article IX (and related CC&R/bylaw provisions) to allow more practical update mechanisms; legal counsel to confirm steps and required thresholds.

9. Security / Electrical / Cameras

- Discussed recent electrical/strike issues and need for surge suppressors; trail camera options discussed to monitor suspicious activity. Board authorized exploring surge protection and trail camera options (approx. \$1,500 discussed for surge project).

10. Compliance / ACC Enforcement

- Ongoing enforcement actions reviewed: liens placed on properties, payment and violation follow-up. Need for consistent drive-by compliance checks and updated ACC guidelines (e.g., limits on outdoor storage/junk). PMG to provide recommended templates/guidelines.

11. Board Governance / Elections

- Concern about having an even number of Directors and how to handle ties was cause to table the discussion until a later date.

Action Items (assigned where known)

- PMG to issue community email reiterating CC&R rules re: unlicensed motor vehicles (Assignee: PMG/Speaker 6).
- Notify John Campbell to proceed with construction gate repair under insurance claim (Assignee: PMG/Don).
- Webmaster (Marvin) to receive properly formatted homeowner CSV from PMG and begin phased implementation of private pages; provide rollout updates to board (Assignee: Marvin & PMG).
- Roads committee to finalize specs with Elite, obtain comparative bids (chip seal and asphalt), and schedule a walkthrough with board/committee members (Assignee: Roads Committee / Scott).
- Finance: Provide reserve study example and Alliance rate sheet; form budget committee and draft budget/reserve recommendations (Assignee: PMG & Treasurer / Janelle).

- Legal: Consult attorney (including proxy specialist) to confirm proxy language, delivery requirements, and process for CC&R amendments/210 petition (Assignee: Board / Legal Counsel).
- Collections: Continue late notices, Chapter 209 letters, and pursue liens where appropriate; report back on outstanding ARs (Assignee: PMG).
- Security: Research surge suppression and trail-camera options and present cost estimates (Assignee: Don/Facilities Committee). The board approved surge protection to the gates to prevent the recent occurrence with the lightning strike.

Next Meeting / Adjournment

- Items to carry forward: governing documents/proxy ballot finalization, road bid review, budget/reserve committee formation, website rollout updates.
- Meeting adjourned (time not specified in transcript).