

DeCordova Ranch POA General Meeting Minutes
January 15, 2025 – 6:30pm
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049

Board Members in attendance:

Lezlie Gravens
Jess Strickland
Beth Wells

Dawn Kelly- **Property Management Group**

Meeting began at 6:31pm.

Opening Remarks:

- Lezlie Gravens updated those in attendance the process of updating the Bylaws. Scot Dube is working with legal on necessary requirements to be compliant with the state.
- Lezlie Gravens noted the need for the treasurer is still needed and asked those present if there were any volunteers.
 - Beth Wells volunteered to move over to the treasurer position if there was any interest in the Secretary position.
- Lezlie recognized Marvin Malasky for his continuing work on the website. The newsletter information previously conveyed is now available on the website at: txdecordovaranch.com
- Financials were discussed and the board stated they will be posted on a timely schedule going forward.

Committee Updates:

- Social- Plans for the 2025 events will be discussed in person at 4101 Legend on January 22, 2025 at 6:30. All visitors interested in helping are welcome.
- ACC- The committee has started walking the new builds and will review once a new build is finished.

CCR Update:

- A resolution will be going out to begin the process of changing the CCRs, to update the 40 year hold on making changes. Certified notices will be sent allowing 60 days for a response then the vote for amendments can begin.

Potholes:

- Board discussed the process after the covenant change allowing for the repairs. A community vote will be determined. These actions cannot begin until after the CCR updates are complete.

Open Forum:

- A request to have a link sent for UCS to offer fibre was requested. This does not obligate a homeowner to sign up for service. The board agreed to have the message shared.
- Discussion on setting up a petty cash accounts for small purchases to offset the need for reimbursements was discussed. This will be set up and reflected on the financials.
- Owner asked about the ongoing fence project. Board provided the current obstacles due to property ownership and placement.
- Owner asked about moving the community mailbox- Post office has to approve the location of the mailbox for delivery.
- Note from owner concerning the water valve at the main gate being damaged. Owner provided possibilities which may have caused the damage
- Owner stated the light at the community center is being tampered with. The need to post a sign- Play at Own Risk is needed.
- Owner asked about update on lawsuit. Board provided past factual history.

Board adjourned the meeting at 7:34 PM

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: February 19, 2025

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Meeting start at 6:30PM
 - a. Quorum confirmed. All board members present (Scot Dube, Lezlie Gravens, Beth Conner and Jess Strickland)
2. Opening Remarks
 - a. Scot Dube thanked everyone for coming out and said the Board's focus is paving the roads which means passing the petition. Petitions will be mailed out next week to the address showing on your tax statement along with the ballot and letter of explanation. This is due to governing documents holding us to current CCR's for 40 years from inception.
3. Committee Updates
 - a. Social.
 - Progressive dinner is Saturday the 21st starting at 5:30 PM.
 - Calendar is out via email about all events scheduled for 2025. These events are also on our website at <https://txdecordovaranch.com/> under "Community Activities"
 - b. Maintenance.
 - Brought to Board's attention the ladies' toilet is running at the Pavillion. Board will review and repair as needed.
 - Property Management Company decided to leave the main gate open during the last day or so due to cold weather. The Board did not request and have closed.
 - Davis and Rhea gates open via sensors and if you have to go around a parked auto the sensors may not work if a parked auto is in the way. The gates are functioning properly.
 - Need a front gate sign that states it closes quickly so no auto's are pinned. Need a sign from Property Management to post.
4. Install new Secretary-Sarah Jordan
 - a. Not installing tonight.
5. Appoint LynDee Groves to Financial Committee
 - a. Request to have LynDee Groves appointed to the Financial Committee to view financials and bank statements. As our prior Treasurer she is willing to review as needed.
 - b. Board all in favor
6. Appoint Board Positions
 - a. No appointments as this time as we did not appoint a new Secretary. Will do so at the annual meeting in June when new board is voted in. Currently we have two Board positions to vote for at the June meeting. If anyone is interested in running for the Board in June please contact board@decordovaranch.com

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION

BOARD MEETING

7. Appoint signers on bank accounts and online access to bank accounts as currently the only board signer is Scot Dube. Board agreed to:
 - a. Add Lezlie Gravens, Beth Conner and Jess Strickland as signers
 - b. LynDee Groves to view only
 - c. Obtain a debit card from PMG for Scot Dube, Lezlie Gravens, Beth Conner and Jess Strickland
 - d. Each Board member is responsible for sending receipts to PMG and the board
8. CC&R Update about when ballots will be mailed
 - a. Ballots go out next week via certified mail to the address of record on your property tax statement. This will include a postage paid envelope back to PMG. PMG will keep record of the votes.
 - b. Email will go out explaining more in detail along with a copy of the letter and ballot that will be coming in the mail.
9. Repair basketball pad for insurance renewal requirement
 - a. Per insurance company we have to fix the basketball pad prior to our insurance renewal in April of 2025. Jess Strickland is spearheading the project. Either repair or possible moving the basketball hoop to meet insurance requirements. Maximum cost of \$3000 to correct. Beth Conner motioned. All approved.
10. Need for road bids
 - a. Need proper base to repave the roads. Consideration is 2 and ½ inches of chip and seal compressed to 2". We require three bids per our Contract Procurement Policy. No action was taken just consideration and conversation about local companies. If you have experience and would like to assist with obtaining bids, please reach out to the board at board@decordovaranch.com
11. Water leak at front gate by Davis Rd
 - a. The sprinkler has been repaired and any water seen is from rain runoff
12. Open Forum for Property Owners: Property Owners to notify Board at board@TXDecordovaRanch.com 48 hours prior to the meeting
 - a. Open conversations about the roads, CCR, lawsuit, enforcement of dues and exploring zero scaping at the Rhea Rd and Front gate.
13. Adjourn Meeting at 7:52 PM
14. Adjourn to Executive Session
 - a. Review Accounts and Financials

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

DATE: March 19, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Meeting started at 6:33 pm; quorum confirmed with Scot Dube, Jess Strickland and Lezlie Gravens present, Beth Conner absent (family emergency)
2. Opening Remarks: Scot Dube thanked everyone attending. The petition has a few more days before voting is closed. This is to remove the 40 year clause restriction put in place by the Developer. Our attorney Sam Reid informed the Board that the current lawsuit between some members of the community and the Developer was dismissed. They will probably refile at a later date. Their attorney, Gary Werley, is asking the Board to provide costs for repairing the roads. Thanks to Jess Strickland for ensuring the basketball pad was installed per requirements from the insurance company. Asphalt edging around the pad is to be done in the near future. Thanks to him and Bill Pemberton for the installation of the new toilet in the ladies restroom.
3. Committee updates:
 - a. ACC—Laura Harrison stated that the corner lot at DeCordova Ranch needs to have their building plans reworked. There is a skid steer at the location and Scot asked if it bothered everyone. Per Scot this is another reason why the governing documents need to address situations like this. Question was asked if the owners of the lots on Legend Ct. had sent in building plans since they were stopped from clearing one of the lots. Laura responded that they had not.
 - b. Social—Rhonda Gaspar reported on the upcoming garage sale on 3/29. Signs are not necessary and Gayla Henderson will post information in the Hood County News. Also, we will have an Easter egg hunt on April 12 (chairman: Chloe Huseman) followed by a community pot luck.
 - c. Beautification—Scot asks Ruth about maybe xeriscaping areas around the front and construction gates to cut down on water usage. Would \$2,000 be a good amount? Currently many residents feel that Proscapes is not doing a good job and that maybe we should look into other contractors. Their contract expires in April of this year. Gene Whitling stated that the lawn at the activity center is filled with weeds that have not been addressed.

- d. Maintenance-- A resident informed the Board that lights are not working at night. Rick Gravens will look at electrical problems at the front gate. Danny Hudgins has signs for the Activity Center and front gate to address liability issues and will install.
 - e. Security—Paul Stein officially resigned from the Security Committee. The Board asks for volunteers.
4. Open Forum for Property Owners: open conversations about petition sent to all residents (if it doesn't pass when will roads be fixed?), Ed Soler and James Gossett volunteered to be on the Road Committee and request new bids. Marvin Malasky gives update on UCS fiber optics and their timeline for construction in DeCordova Ranch.
 5. Meeting adjourned at 7:57 pm.
 6. Adjourn to Executive Session; review accounts and financials

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING MINUTES

DATE: April 16, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Meeting started at 6:43 pm; quorum confirmed with Scot Dube and Lezlie Gravens present, and Beth Conner remote. Because of a family emergency Dawn Kelly was unable to set up a Zoom meeting that was scheduled.
2. Opening Remarks: Scot Dube thanked everyone attending. The petition closes on 4/23. Scot encouraged everyone to vote. If it does not pass we will have to figure out what did not work and what to do going forward. The next option might be a special assessment. There was discussion about the petition being confusing, with some attendees voicing their opinion as to the percent needed to change the by-laws. If necessary, the petition will be re-worded for future voting.
3. Ed Soler and Jim Gossett lead the discussion about repairing the roads. Do we get bids or secure funds first? Drew Williams recommended getting a civil engineer for road review.
4. Committee updates:
 - a. Social —the Easter egg hunt and community pot luck was a success. Nothing on the calendar until July.
 - b. Security—Paul Stein has officially resigned. The Board asked for other volunteers.
 - c. Maintenance—Danny Hudgins stated the need to repair the water line at the front gate and check on lighting. \$1000 was approved for bags of asphalt for the basketball pad at the Activity Center and large potholes in the neighborhood.
Now to get a leader for the project(s)!
5. There is a great need for board members since Jess moved and Beth stated she needs to resign to take care of family. Annual meeting is planned for June 28, 2025. Lezlie will check on the date availability with UCS.
6. Open Forum: Marvin Malasky says that UCS is actively installing fiber optic cable and will check on a completion date.
7. Meeting adjourned at 8:24 pm.
8. Adjourn to Executive Session; review accounts and financials

**DeCordova Ranch POA General Meeting Minutes
May 21, 2025 – 6:30pm CST
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049 and Via Zoom**

Board Members in attendance:

Lezlie Gravens
Scot Dube
Beth Wells

Dawn Kelly- **Property Management Group**

Meeting began at 6:37pm.

Opening Remarks:

- Scot Dube opened the meeting and provided the agenda and the expected process for questions during the meeting. He stated the roads are a continuing priority to be discussed further and will be part of the voting process during the annual meeting this year.

Committee Updates:

- Social- July 19, 2025 is the Pool Hop. Anyone wanting to volunteer please reach out.
- ACC-Laurie provided the most recent new construction approved earlier before the meeting. There was a fence request and a few other small improvements processed.
- Beautification- Lezlie stepped in with Ruth being absent. Lezlie stated there is an ongoing discussion on the construction gate landscaping. There is also work need to be done at the rock wall and asked homeowners to be careful when in the area. PMG stated they could reach out to Premium Stone and Brick to walk the area with a board member to provide a quote.

Neighborhood Projects:

- Petition results/ straw polling- Scot stated the final tally for the 210 petition was 54 for and 48 against. The petition did not pass. Board will do a straw poll of the membership to pursue acceptable language/ quorum requirements for voting again in the future. Board is looking to up the voting percentage for revote. Lezlie stated the board are also homeowners and want the community to be comfortable and understanding of the need. Beth suggested having a poll box could be made available to provide further feedback.
- Core Sampling and Road Repair- Scot Dube provided information on a quote received for core sampling. The core sampling was advised by two road repair contractors and supported by an engineer. Core sampling will allow the contractors to determine best methods for new road works to be put in. A motion was asked from the board to approve to move forward with the core sampling, at 15 specific sites at a cost of \$12310.00 requiring a ½ deposit upfront and ½ paid after. Lezlie motioned to approve the \$12310.00 core sampling for the roads. Beth seconded. Motion passed.
- Scott stated he has received 4 bids from Elite and proceeded to go through each to the membership. 1st Bid was for \$564000 does not include stabilization (Approximately \$3863.00 due from each homeowner); 2nd Bid for a higher rated chip seal was \$804000 with pulverizing down 8 inches (Approximately \$5506.00 due per owner); 3rd Bid was \$816000: Similar to option 2, instead of chip seal going with hot mix asphalt with no stabilization (Approximately \$5589.04 due from each owner); 4th Bid \$1,123,000: This bid included road rolling, stabilization with asphalt- life span up to 25-30 years (Approximately \$7691.00 due per owner); More support for the higher standard road work was received from the membership. As a reference- Lonesome Creek is the in the best condition. The road is chip seal and is approximately 15 years old.

Need for Board Members:

- Scot stated volunteers are needed for the board seats available. One nomination has been received from Jim Adberry. Scot put in his nomination to rerun.

Annual Meeting:

- Road paving ballots were discussed and will be made available as quickly as possible in preparation for the annual meeting. Potential Zoom option may be made available.

- Budget prep is underway with 10 months of actual financial data for reference. An increase in regular maintenance cost is not expected. Board members provided there are two seat terms up for election. The other open seats are expected to be filled by the new board hopefully during the meeting . These seats are for shorter terms.

Open Forum:

- Question 1: Homeowner asked about the rolling of the road, the effects on the edges of the roads and the trees. Membership openly discussed with the board and provided concerns on this topic. Board will follow the contractor suggested best practices.
- Question 2; Homeowner asked about the core sampling lasting if the road work cannot be completed within the expected time frame and is delayed. Board confirmed the core sample will be viable.
- Question 3: Homeowner asked about the determination of road cost approval. Board stated the determination will be made by the required quorum in the declaration . To ensure homeowners have a full understanding of the road work, volunteers will be providing information and example questions previously asked. The goal is to ensure everyone has the same understanding of the details of the vote.
- Question 4: Homeowner asked about the quorum requirement for the petition. Board stated 67% of the community HAS to vote in favor.
- Question 5: Homeowner asked about having the common area recently vandalized with paint to be paid by the homeowner who did the damage. The board is aware and actively working to have this brought back to the original condition before the incident.
- Question 6: Homeowner asked about the posted events happening at the community center. Board confirmed the stop time will be 10:00 PM.

Board adjourned the meeting at 8:18 PM CST

**Annual Board Meeting Minutes
June 28, 2025 at 2:00pm
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049**

In attendance:

Scot Dube- **President**
Beth Conner- **Secretary**
Lezlie Gravens- **Vice President**

Dawn Kelly/ Latisha Hall- **Property Management Group (PMG)**

Call to Order/Board Introductions/Notice of Quorum:

- Scot Dube welcomed all members for attending the 2025 annual meeting. Scot Dube provided an overview of the road analysis and voting needed to secure the funding for the roads to be repaired. Homeowners began asking questions about the areas of repair and if the road assessment would allow future reductions in assessments. Scot Dube could not confirm its future financial effect on the community assessment billing/ services at this time and will continue to ensure the repairs needed have funding analysis determined.

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Nominee Introductions:

- Nominees Jim Attebury, Janelle Hudgins, and Scot Dube provided background and information about themselves to the membership. A nomination bio sheet was provided in conjunction with this segment of the meeting.

New Business:

- *Board Interim Placement:* Scot Dube stated the board is currently short a few members who vacated before the end of their terms. Because those seats

were not up due to the term, they can be voted in by current board members. There are two seats currently needing to be filled due. The need for these seats has been expressed in prior meetings.

- *2025-2026 Budget Review:* Scot Dube presented an expense charge showing the percentage of income used to pay for those specific maintenance needs.

Roads/ Buildings: 33.1%

Utilities/ Trash: 30.1%

Administrative: 12.1%

Landscaping: 9.1%

Social/ Committee: 5.3%

Insurance/ Taxes: 5.2%

Gates/ Security: 5.1%

Proposed 2026 budget reflected no increase in the maintenance dues outside of the proposed road funding being voted on by the membership playing the biggest impact to the information. The actuals to date were provided to the membership and the board took questions on line items such as the security in place and cost and the gate system.

- *Road Repair Review:* Scot Dube presented the road bids and bid processing via a presentation. The end determination was made the paved/ rolled roads would offer the longest option at the cost. Scot Dube stated if the road cost passes, he has worked with FFIN to allow personal loan financing and also payment plan negotiation at the board level. Owners expressed concern over the amount being requested by home for the work to be completed. Beth Conner stated a loan was not an option at the time due to the state of the governing documents. The governing documents do not allow the ability to amend at this time nor apply a special assessment, being a liability on collection by a funding agent. This issue is one reason the petition sent to vote earlier in the year was sent out for membership vote. The petition did not pass leaving the only option for road repair was the process provided today via ballot for the one time increase in dues.
- *Community Updates:* Social chair stated provided the upcoming pool hop information. More details are posted on Facebook/ website and to reach out if anyone wants to participate.

Election Results:

- The new board members are Jim Attebury receiving 45 votes and Janelle Hudgins receiving 48 votes.
- The road vote did not pass. Final count was 52 against and 48 voting for.

- The new board adjourned at 4:00 pm to an executive meeting.
- The meeting was called back to order at 4:18 pm.
- Jim Attebury stated the following officer positions were voted on during the executive session:
 - Jim Attebury: President
 - Janelle Hudgins: Treasurer
 - Lezlie Gravens: Secretary
- A motion to fill an interim position by made by Jim Attebury. Lezlie Gravens motioned to place Jacques Gordon as Vice President on the board to complete the open term. Motion was seconded by Jim Attebury. Motion passed
- A second motion to fill the other open position. Lezlie Gravens motioned to place Scot Dube as member at Large. Motion was seconded by Janelle Hudgins. Motion passed.

Resident Q&A:

- Question #1- Homeowner on legend Court stated open access needs to be secured along the fence line, the lighting at the mailbox needs to be repaired, there is a drainage issue from the fiber digging. Board members will address the lighting concern, as it is currently solar and noted the open access will most likely close up with the final building of the home in this area. All the fencing allowed in the common area was placed at the end of 2024. The board asked if anyone has a contact with the fiber installation. One homeowner stated it is projected to be completed the beginning of August.
- Question #2-Homeowner suggested the board should retain counsel. The board will continue to work with the legal counsel.
- Question #3- Homeowner asked to see if the Lonesome Creek gate could be come operational, removing the “junk” mounted on the gate. Janelle Hudgins stated more secured measures need to be added. Scot Dube provided financial costs to date for such measures including the internet need to be added and call box.
- Question #4-Homeowner stated the venue to speak on Facebook is needed. Further ideas and opinions were brought forward by the membership and board. Currently, there are two Facebooks and one is maintained by someone who no longer lives in the community. The other Facebook has tighter parameters to ensure the group’s only owners and contained to specific topics

Adjourn:

- The meeting adjourned at 4:38 pm.

DeCordova Ranch Property Owners Association
Notice of Annual Meeting
June 28, 2025 at 2:00pm CST
United Cooperative Services
320 Fall Creek Hwy Granbury, TX 76049

In accordance with Article IV, Section 4.1 of the Bylaws for DeCordova Ranch Property Owners Association, you are hereby given notice of an Annual Meeting of the Members, scheduled for **June 28, 2025 at 2:00 PM** at United Cooperative Services.

The Association is a non- profit corporation and as such is required to hold an annual meeting under the laws of the State of Texas.

Meeting Topics To Include:

- **2026 Budget Review- Discussion and Vote**
- **Road Repair Maintenance- Discussion and Vote**
- **Community Updates**
- **Board Elections**

The homeowners will elect two (2) homeowners to the Board of Directors, in accordance with the Bylaws recorded in Hood County.

Voting will be conducted via absentee voting and voting in person on the meeting day. Please ensure you have provided your email address and have access to the community website at; <https://txdecordovaranch.com/> . Absentee ballots will only be mailed to your home upon request. Please see timeline of voting on page two of this notice for more details.

DeCordova Ranch Board of Directors Nomination Form
****Two (2) Positions Available****
Bios Must be Received no Later than June 1 2025

Name:
Address:
Email:
Phone #:

**Please limit your bio to 300 words or less. **

BIO:

- Nominations are due no later than June 1, 2025.
- Absentee Voting Begins June 2, 2025. The agenda will be posted to the website on this date.
- Absentee Voting Closes/Ends: June 27, 2025; if you will not be able to attend, please ensure you cast your absentee ballot by this date. Otherwise, you will be required to vote in person during the meeting.
- New board members will be seated during the annual meeting.

Community Management:
Property Management Group
OFFICE: (817) 337-1221
10340 Alta Vista Rd. #C
Fort Worth, TX 76244
<https://txdecordovaranch.com/>

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION

BOARD MEETING MINUTES

DATE: July 16, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

Board Members in attendance:

Jim Attebury

Scot Dube

Janelle Hudgins

Jacque Gordon

Meeting began at 6:34 pm

• Opening comments

- Looking forward to a great year with a full complement of Board members.
- Our initial focus areas will be governing documents, roads and delinquent accounts.
- We have assigned a Board member to steward each POA Committee: Acc-Jim; Governing Documents and Finance - Janelle; Beautification and Security - Jacque; Maintenance - Scot and Social - Lezlie. Each Board member will insure there are comments at the Board meeting for each Committee even if 'no report'.
- Review of status of various questions from homeowners: Drainage/culvert issues on Legend Trail, maintenance of greenbelt and discuss repairs of fiber optic cable have been addressed. Remaining issues are repairs to lighting for mailboxes on Legend Court and making gate on Lonesome Creek operational.
- Resolution for legal counsel for new fiscal year will be discussed under Executive session today
- Monthly board meeting minutes will include a recap of Executive Session key decisions.

• Committee updates –

1. ACC - nothing to report
2. Maintenance – we will conduct a pot hole patching on Saturday, July 19th, weather permitting. The board approved purchasing an additional \$1500 of patch material and larger stones to address the situation at the Legend Trail cul-de-sac
3. Social – Rhonda Gaspar updated us on the pool hop which was postponed. Stay tuned.

- Delinquent accounts discussion - Board will be pro-active in collecting delinquent accounts with resolutions of said accounts taken up during today's Executive session
- Motion was made by Janelle and seconded by Jacque to approve the Annual meeting minutes as amended. All board members were in favor.
- The Board approved budget option #2 with no changes. Budgeted spending for fiscal year 2025-2026 (July 1-June 30) is \$146K including trash pick-up, which is the largest budget item. All board members were in favor.

Meeting adjourned at 8:00 pm.

Board moved to Executive Session. Results of Executive session include:

- Approval for PMG and Henry Oddo to pursue collection delinquent accounts per the provisions of Article XI, Section 2 of the CC&Rs.
- Passed resolution for President to be regular contact for The Reid Law firm which is retained by the POA as its attorney.
- Set up initial meeting with PMG (Dawn Kelly) for Jim and Janelle - now set for 11AM on July 29 at PMG's offices
- The Board approved that Janelle Hudgins, Treasurer, shall have access to view all financial accounts at the PMG bank as well as First Financial Bank in Granbury.

Respectfully submitted,

Lezlie Gravens

Secretary

DeCordova Ranch POA

**DeCordova Ranch POA General Meeting Minutes
September 18, 2025 – 6:30pm CST
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049 and Via Zoom**

Board Members in attendance:

Jim Attebury- President
Janelle Hudgins- Treasurer
Jacque Gordon- Vice President
Scot Dube- Member at Large (Attended remotely)

Dawn Kelly- Property Management Group

Meeting began at 6:32pm.

I. Call To Order:

- Jim Attebury called the meeting to order. Board quorum is met for meeting purposes.

II. Opening Remarks:

- Jim Attebury stated new state laws affecting property code for property owners associations became effective September 1, 2025. These changes are required to be adopted by the Association. Mr Attebury provided details on the changes with a focus on the ACC. Jim Attebury confirmed the following current members: Laura Harrison, Jim Flood and Lynn Byrne. In the event of a future vacancy, PMG stated a notice to the community will be sent to allow homeowners to submit their interest within a specific period and those will then be sent to the board for consideration. Questions around future roadwork was asked by those present. Scot Dube stated the core sampling will be utilized for the future road work. Jacque Gordon asked about the timeline on the roads repairs and Scot Dube stated they wish to apply a date during the meeting. Residents present commented on the negative effects on the sale of properties and went into further examples of issues, caused by the roads.

III. Approval of August 2025 Minutes:

- Jim Attebury stated minutes will be provided in a timely manner going forward and offered a copy of the minutes from the August meeting to those present.

IV. Member Open Forum for Property Owners:

- Jim Attebury stated no further questions were asked, outside of a copy for the past meeting minutes.

V. Committee Updates:

- ACC-Laura Harrison acknowledged there were no architectural requests received since the last meeting.
- Beautification-No update at this time. A statement was made there are plans to decorate the entrance for Fall.
- Finance- Janelle Hudgins stated she has asked for LynDee Groves about her experience in reviewing the financials and they are currently combing through past financial packets.
- Governing Documents- Janelle Hudgins stated they have been reviewing potential legal firms to assist in the covenants. Mrs. Hudgins stated one of the more cost effective approaches is using a template format. The governing documents have a new committee member, Jim Gossett, and encourage anyone with experience with contracts to please consider being a part of the committee.
- Maintenance- Scot Dube sent a summary report to Mr Attebury prior to the meeting. Mr Dube stated 15 plus residents volunteered their time to clean up common areas of the community. The cleanup resulted in trailers full of debris. The volunteers also power washed several areas and the result has been well received. Additional repairs to the HVAC unit were 527.98. There is still a leak in the coils that is being checked for warranty. Daffan did the repairs and are also checking for more warranty information. PMG acknowledged they have hard copies of past invoicing and will research who did the initial install back in 2019. Scot Dube noted he was working with Elite on identify trouble spots to get a spec for repairs to bid out. Homeowner reminded the Board of a past paver who provided a great spot bid several years back to consider. The board acknowledged Jeff Butler, Marion Miller, Drew William and Ed Soler as Road Committee Members. A report was provided of access on DeCordova Ranch to block access to the Bob White property. A bid to place two barriers was received Jeff Butler

stated he will reach out to the pipeline company to confirm if the traffic was from their need for access.

- Security- Jacque Gordon noted there was an accident by the drainage ditch in the past month. Police and EMS were called to the scene. Board asked the community to provide more information. Jacque Gordon is contacting the county Sheriff's department for more information and will follow through with the necessary steps. Scot Dube stated in the past, when there was damage to the gate, an estimate for repair was needed. The suggested forward steps are to gain the estimate and if necessary charge the owners account responsible for reimbursement.
- Social- DeCordova Fest is September 27, 2025. There will be a band and food trucks on location. The notice has been posted to the two community Facebooks. PMG will send out reminders between now and the date. The trunk or treat is also confirmed and will be held on Halloween day. Future reminders of the event will be provided once the date gets closer.

Approval of August 2025 Minutes Motion Follow Up:

- Janelle Hudgins motioned for the August 2025 minutes to be approved. Jacque Gordon seconded the motion. Motion passed.

VI. Update by Road Committee for Road Repairs:

- Board stated details were provided in the Maintenance discussion point earlier and had no further information at this time.

VII. Discuss and approve installation of permanent barriers on DeCordova Ranch Road to block access to/ from Bob White property:

- The board approved having barriers placed at a total cost of 1100.00 unanimously.

VIII. Update on Changing Software Platform:

- Marvin Malasky provided an overview of the potential software option proposed on the overhead projector. Mr. Malasky went through the interface differences of the option suggested and the current website. Those present asked questions about the options available. Jim Attebury polled the members present at the meeting and a majority of those present stated they liked the new option. Board asked for Marvin Malasky and PMG to provide a comparison and total cost for add- on by the next meeting for final discussion. Janelle Hudgins and several members suggested an opportunity to see a presentation, which most software firms provide.

IX. Governing documents- Hudgins:

- Janelle Hudgins stated there was no further details beyond provided earlier under Committee reports.

X. Motion to Approval- Treasurer Access/ Actions for Bank Access:

- Jacque Gordon motioned to remove current signers on all Decordova Ranch Property Owners Association accounts and update current signature cards for the First Financial bank accounts held by DeCordova Ranch Property Owner's Association, including the two operating accounts, the construction account and the Reserve account, to allow Treasurer Janelle Hudgins and President Jim Attebury to be signers of record. Jim Attebury seconded the motion. Motion passed.

XI. New Business:

- Adding an outdoor fireplace to the Community Center- The board tabled at this time.
- Board interim Placement- Board Discussion and Vote- Jim Attebury stated three members were interested in the vacant board seat. One member decided to withdraw, leaving two options for the Board consideration. Rená Stroud and Ed Solar provided a short bio with professional experience for consideration. Janelle Hudgins stated a time commitment is important for the position. After further discussion, Janelle Hudgins motioned Rená Stroud to be seated as Board Interim for the open seat up to the seat election at the annual meeting of 2027. Jacque Gordon seconded the motion. All in Favor was received. Motion passed.

XII. PMG/ POA Finance Report:

- Board tabled at this time to allow further review of recently received financial packets.

Adjourn to Executive Session at 8:19 PM

Reconvene/ Report Executive Session General Decisions:

- Board reconvened the board meeting at 8:40 PM
- Board discussed the placement of the board interim with no reorganization of the board needed at this time.

- The board agreed to next step for past due accounts previously approved to go through the legal process. PMG is to review one account and ensure escrow was properly applied.

Open Forum:

- Homeowners not in attendance after reconvening from executive session.
- President Jim Attebury commented that the 2026 Maintenance fund billing would be billed per the Covenants and due January 1 for the annual amount. Quarterly billings will cease December 31, 2025.

Janelle Hudgins motioned to adjourn at 8:48 PM CST. Motion was seconded by Rená Stroud. Board adjourned the meeting at 8:48 PM CST

DeCordova Ranch POA General Meeting Minutes

October 22, 2025 – 6:30pm CST

United Cooperative Services

320 Fall Creek Hwy

Granbury, TX 76049 and Via Zoom

Board Members in attendance:

Jim Attebury- President

Janelle Hudgins- Treasurer

Rená Stroud- Secretary

Scot Dube- Member at Large

Board Members Absent:

Jacque Gordon – Vice President

Meeting began at 6:30 PM

I. Call to Order:

- Jim Attebury called the meeting to order. Board quorum is met for meeting purposes.

II. Opening Remarks:

- Jim Attebury explained the reason for change in Board meeting date due to not having the correct prior reservation information. Upcoming meeting schedule for 2026 to be discussed by the Board due to limited availability at the United Cooperative Services location.
- Jim Attebury discussed the activity with ongoing development of property on Bob White Road. Mr. Attebury stated boulders have now been placed as blockade in the transition ditch are to stop public access due to newly open gates on the Bob White Road. This work was free to the HOA saving \$2500. Questions were

asked about what was being developed; Others present reported Couto developer had purchased the property.

- Jim Attenbury stated his and Jackie Gordon's email accounts were hacked. Marvin Malasky was able to assist with blocking the impacted accounts and secure the website.

III. **Approval of Revised September 2025 Meeting Minutes**

- Jim Attebury made a motion to approve the revision to the meeting minutes. Janelle Hudgins seconded the motion. The motion passed.

IV. **Member Open Forum for Property Owners**

- Jim Attebury stated Drew Williams raised many concerns related to the roads which will be addressed later in the meeting by Scot Dube, Road Committee.
- Jim Attebury discussed concerns voiced by Robert Shipway dealing with an erosion problem. 750lbs of rock was purchased and placed, and the issue has been resolved. Jim Attebury stated, Mr. Shipway expressed gratitude. Other areas of erosion may require intervention in the future, but these areas will be addressed by the Board at another time.

V. **Committee Updates:**

- a. ACC: Jim Attebury shared there were no updates.
- b. Beautification: Jim Attebury stated Jackie was not present, and there were no updates to share.
- c. Finance: Janelle Hudgins stated she did not have any updates.
- d. Governing Documents: Janelle Hudgins discussed that she met with two legal consultants. One specific contact was encouraging. Concerns in our current documents were noted. Recommendation to create a list and send to him, and cost estimate could then be generated. Expressed authority may be an option when Texas law supersedes the current CC&R's.
- e. Maintenance: Scot Dube shared current funding for road maintenance stands at approximately \$100,000. Current bid with Elite Pavers; Anticipated bids to come from Elite Pavers, Raffertys and Reynolds. The goal being to obtain 3 quotes. Core sampling results show roads were not prepared at original installment. Per Mr. Dube, roads will 8

inches of preparation base. Quotes will be obtained for asphalt and chipseal. Others present asked if the cracks in Homestead Court would be addressed. Scot Dube stated a quote has been obtained and the goal is preserving the best road in our community. Others present raised concerns regarding the worse state of other roads in the community. Scot Dube stated these concerns would be weighed and decisions would have to be made regarding prioritization of repair. Others present asked what areas the core samples of roads were obtained. A discussion was held regarding the core samples and results. Jim Attebury explained 8 inches road base would be needed followed with 2 inches of asphalt provided in the quote obtained by Scot Dube to those present. Scot Dube discussed the air conditioning repair made at the community center. Several repairs have been made but a coil replacement is still needed in the near future. Mr. Dube stated Dave presented some smaller projects that monies have been approved for repair, but there are larger outstanding projects that will need to be discussed at a later time. Scot Dube discussed the culvert damage that occurred previously. A estimate was obtained for the repair: \$3,500. Others present asked if the homeowner who caused the damage would be held responsible for the cost of repair. Mr. Dube stated that the legal process. Others present raised concern about the safety of the culvert in its current state. A solution was made to place caution tape surrounding the damaged area. Follow up action to be discussed further in executive session.

- f. Security: Jim Attebury discussed Alert 360 access updates will be upcoming. Scot Dube stated training board members on how to open the Rhea Road gate. Mr. Dube also discussed the closed gate on Rhea Road. Marvin Malasky confirmed electrical power was not present at this gate currently. A discussion was held regarding opening the Rhea Road gate access; this decision was left undecided.
- g. Social: Rená Stroud no updates. Others present stated summary of *Decordova Fest* and *You've Been Boo'd. You've been Jingled* upcoming in December; instructions will be sent for those who wish to be excluded. Food drive event will be scheduled for the middle of

November. Hayride scheduled for 10/31 at 5:30pm followed by the trunk-or-treat. Janelle Hudgins stated an additional food drive has also been shared with the community on the social media page.

VI. New Business

- a. Sign Board for Social Committee: Beth Conner stated the current sign is worn and smaller. The social committee would like to build a larger board at the main entrance. Jim Attebury stated that between now and the November meeting the Board will look at budget monies against actual monies and see if reallocation of budget can be made to social committee to cover the cost of the sign board.
- b. Addition of Officer Position: Jim Attebury discussed a new officer position will be created. Letters will be sent by PMG to residents. Interested persons will be voted on by the board at the November meeting.
- c. Scot Dube discussed Edward Sandlin would be added to the Road committee.
- d. Software Platform: Marvin Malasky shared information regarding the potential website change. Initial conversion to create account would cost \$2,000 with quarterly cost of \$102. Benefits include public and private sites, information sharing with board members, directory of residents, online payments, generation on online polls and voting. Others present asked if this could reduce what we pay PMG. Rená Stroud asked what the currently payment was being made on the existing website. Marvin Malasky stated that \$900 was paid for a 5-year plan, the expiration timeframe is unknown.
- e. Addition of Outdoor Fireplace: Scot Dube shared the community interest in adding an outdoor fireplace at the community center. Due to budgetary constraints and other concerns this proposal was tabled for another time.
- f. New Meeting Date/Time: Jim Attebury discussed the need to move the Board meeting dates due to scheduling constraints of United Cooperative Services and the contractual financial statement availabilities by PMG. A motion was made by Jim Attebury to move

the Board meetings to the fourth Tuesday of every month. This motion was seconded by Janelle Hudgins. The motion passed

- VII. **PMG/POA Finance report** –Janelle Hudgins discussed the financial update. Mrs. Hudgins stated the gate account budget is incorrect because of an issue with the fobs being incorrectly debited back to the account as well as builder accounts and deposit accounts with discrepancies. Mrs. Hudgins stated the builder construction deposit account not reconciling to the receivables. Others present raised concern regarding notifying residents of the \$1,400 dues upcoming in January 2026. Jim Attebury shared a notification letter that is to be sent to the residents by PMG. Scot Dube stated that payment plans would need to be approved on a case-by-case basis by the Board. Others present asked if any updates were available regarding the location of the mailboxes. Jim Attebury stated access to the mail could not be hindered due to federal law. Scot Dube discussed the future of this property ownership pending ongoing litigation and resolution may require further legal action. Others present asked if a status was known on the ongoing lawsuit. Scot Dube stated case is ongoing.

Adjourn to Executive session at 8:39 PM

Reconvene/ Report Executive Session General Decisions:

- The Board reconvened at 8:44 PM
- The Board discussed delinquent accounts and agreed to next steps for legal action for past due accounts. A motion was made by Jim Attebury to proceed with lien on the 3 delinquent accounts provided no issuance of payment, settlement, or payment plan by the next board meeting. The motion was seconded by Scot Dube. All were in favor. The motion passed.
- The Board discussed complaints made by residents for property violations.
- The Board discussed PMG is to assist with TREC filing.
- The Board discussed proxy voting and plans to clarify the process. A future update to the bylaws for next meeting to be planned.

Open Forum:

- No Homeowners were in attendance after reconvening from executive session.

Jim Attebury motioned to adjourn at 9:52 PM CST. Motion was seconded by Rená Stroud. Board adjourned the meeting at 9:52 PM CST

DeCordova Ranch POA General Meeting Minutes

November 25, 2025 – 6:30pm CST

United Cooperative Services

320 Fall Creek Hwy

Granbury, TX 76049 and Via Zoom

Board Members in attendance:

Jim Attebury- President

Jacque Gordon – Vice President

Rená Stroud- Secretary

Scot Dube- Member at Large

Board Members Absent:

Janelle Hudgins- Treasurer

Meeting began at 6:37 PM

I. Call to Order:

- Jim Attebury called the meeting to order. Board quorum is met for meeting purposes.

II. Opening Remarks:

- Jim Attebury explained the change in the meeting agenda going forward.

III. Committee Updates:

- a. ACC: Jim Attebury shared there was a pool application approval for 3831 Legend Trail.
- b. Finance: Jim Attebury shared there were no updates.
- c. Governing Documents: Jim Attebury share there were no updates.
- d. Social: Others present shared upcoming fire pit event and Santa fill-the-booth to be posted to the community event calendar.

- e. Beautification: Jacque Gordon shared all violations have been addressed.
- f. Maintenance: No items were discussed.
- g. Security: No items were discussed.

IV. **Old Business**

- a. Board discussion and vote on installation of new sign board including location, installed cost as requested in e-mail traffic by Board: Jim Attebury presented the requested sign board request to the Board for approval. A motion was made by Jacque Gordon to approve the purchase of a signboard with solar or electrical lighting not to exceed \$600 and the line item from the budget will be determined. The motion was seconded by Scot Dube. All were in favor. The motion passed.
- b. Board discussion on amending By-laws for Proxy provisions: Jim Attebury discussed amending the By-laws for Proxy voting. Changes will be postponed until the first of the year.
- c. Board discussion on status of spot road repairs on worst sections: Scot Dube presented the updates on road repair project. A proposal was made to begin repair work on sections of Decordova Ranch Rd and on Legend Ct. Work estimated to begin April. Multiple quotes are to be obtained from companies. A discussion of road types was made. A plan was made for a follow-up meeting with the road committee to discuss further planning.
- d. Board discussed the repair of bridge abutment near Community Park: Scot Dube presented the cost of repairing the bridge abutment. A motion was made by Scot Dube for \$4,500 for the bridge abutment repair. Jacque Gordon seconded the motion. All were in favor. The motion passed. Efforts will continue to identify the responsible homeowner causing the damage.
- e. Board discussion on Website Change determination – Jim Attebury discussed that the upgraded website changes are on hold until the first of the year. Marvin Malasky to investigate the existing website for possible improvements.

- f. A discussion was held regarding gate access. Admin gate access was granted to Rhonda Gaspar, Gayla Henderson, and the Board members.
 - g. Pursuant to Section 3.1 of the By-Laws, Board discussion and vote on potential candidates for 2nd Vice president: Jim Attebury presented the second vice president position nominee, Ed Solar. A motion was made by Scot Dube to appoint Ed Solar to the second Vice President position. Jacque Gordon seconded the motion. All were in favor. The motion passed. As an Officer but not a Director, Ed will not be able to vote on Board matters.
- V. **PMG/POA Finance report** –Jim Attebury shared there was no financial update to share in Janelle’s absence.
- VI. **New Business**
- a. Meeting dates for 2026 and Dec 2025 were presented and will be posted to the website:
 - b. A discussion was held regarding the financial statement issuance to the residents. A motion was made by Jacque Gordon for PMG to issue pages 1-7 of the financial report to the community for review each month. Rená Stroud seconded the motion. All were in favor. The motion passed.
 - c. Discussion on need to conduct a December meeting: Jim Attebury discussed the need for a December meeting. The board declined to hold a December meeting.

Adjourn to Executive session at 7:44 PM

Reconvene/ Report Executive Session General Decisions:

- VII. The Board reconvened at 7:55 PM
- a. The Board discussed the delinquent accounts and progress updates were given on the issuance of liens. A motion was made by Jacque Gordon to proceed with liens on the 3 delinquent accounts. The motion was seconded by Scot Dube. All were in favor. The motion passed. The Board discussed accounts two quarters past due and one quarter past due. Letters are to be issued.
 - b. Discuss possible re-alignment of Board officer positions: The Board discussed the realignment of Board positions. A motion was made by

Scot Dube to assign Ed Solar the title of Second Vice President for the Governing Document Committee. Rená Stroud seconded the motion. All were in favor. The motion passed. A motion was made by Rená Stroud for Jacque Gordon's title become Vice President, Beautification and Security. Scot Dube seconded the motion. All were in favor. The motion passed. The Board held a discussion of back-up contacts for each committee. The following back-ups were approved: Jacque Gordon-Social; Jim Attebury-Finance; Ed Solar-Maintenance, Scot Dube – ACC; Rená Stroud- Governing Documents; Janelle Hudgins – Beautification and Security.

- c. The Board discussed amending the proxy vote process to be presented to the community later in 2026 as part of the Governing Documents review peocess.
- d. The Board discussed placing the website upgrade proposal on hold.

Open Forum:

- No Homeowners were in attendance after reconvening from executive session.
- Motion to adjourn at 7:55 by Scot Dube, The motion passed..