



New ACC Fees Approved

New fees have been approved by the Board to be assessed when residents submit application to the ARC for outbuildings, pools, fences, or new construction.

The fees are as follows:

- \$1,500 for new construction
- \$350 for pools and outbuildings
- \$100 for fences

New Fiscal Year Calendar

Janelle Hudgins presented the financial reports, beginning with a notice that the board has previously operated on a July 1 – June 30 fiscal year, but will be switching to a calendar year budget with the start of the 2027 year. Today she presented a budget for the final 6 months of 2026.

Update on ROADS

A 4-phase plan was presented for road repairs. The first phase is covered by the current balance in the Roads fund.

**Work is scheduled
to start
July 27**

The first phase will encompass the split around the tree in front of the park, as well as the split around the tree at the top of the hill on DeCordova Ranch Rd, and all of Pinnacle Ridge.

Work will take **10-14 days**, weather permitting. The cost is \$150,000 with an additional \$15,000 for road base if base is unstable. We could have a savings on the additional road bed cost if purchased elsewhere, but would need to verify that it wouldn't void the 1 year warranty provided by Elite Paving.

The gate at the end of **Lonesome Creek Rd will be open** during the road construction to aid in traffic flow. They'll do 1 side at a time when going around the trees.

Elite will pulverize the current road bed 8" down, then stabilize with 3% Portland cement. A 2.5" layer of chip and seal will be laid and compacted down to 2", then a second layer will be added.

There will be 900' of ribbon curbing on DeCordova Ranch Rd to help with the edge erosion and cul-de-sacs will have additional work to increase the strength.

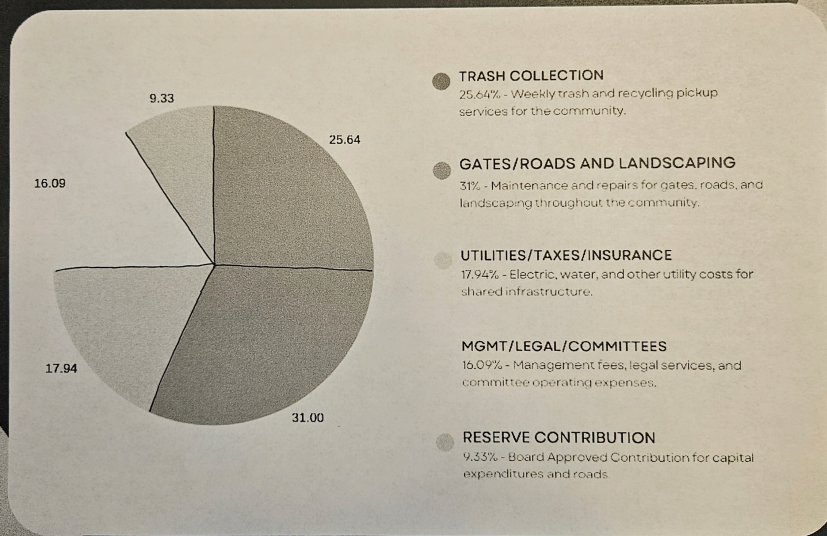
Cont'd on p. 4

2026-27 Board Members

President - Jacque Gordon
Vice President - Ed Soler
Treasurer - Janelle Hudgins

Secretary - Rená Stroud
At Large - Scot Dube

DECORDOVA EXPENSES

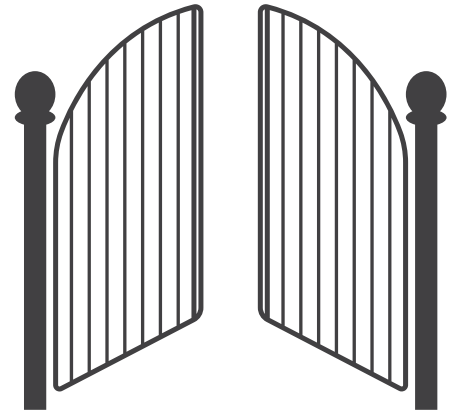


A breakdown of how POA funds are used was presented. 25% of what is collected as dues is actually just the fee for trash collection. 31% was used on roads, gates, and landscaping. Janelle's husband Danny does many of the repairs and has mentioned that the irrigation system controls will need replacing soon.

Financial Update

A review of our balance sheet shows several accounts, some at Alliance bank (newer accounts, created under the Management Company) and some at First Financial Bank (FFB) (accounts inherited from Phil Hope). The FFB accounts show \$1,800 in Operating, \$70,538 in Roads, \$3,690 in Construction Deposits, and \$26,509 in Reserve. Alliance accounts show \$69,542 in Roads and \$138,827 in Operating.

The Reserve accounts are low for a POA of our age and at this stage, things are starting to break around the neighborhood, like they do in a 20 year-old house. A request was made for new members of the Maintenance Committee and a sign-up sheet was passed around. Those who would like to help can email Scot.Dube@TXDeCordovaRanch.com to express your interest.



Gate News

There was a lot of discussion about the schedule for the gate(s) to be open. Scot has reached out to the GISD transportation dept for clarification about if our gate needs to be open during the summer for any buses.

The construction gate continues to malfunction and is open when it's not supposed to be, like in the middle of the night. Currently, only our gate contractor knows how to program this gate for open/close times.

Volunteers are needed to help with this task. Email Scot.Dube@TXDeCordovaRanch.com if you can help.

It was asked how often the green space behind Lonesome Creek is mowed. A resident said the weeds are sometimes taller than their fence. A new contract was just signed with out lawncare company. The board will revisit the contract to make sure we're having it mowed/weeded as often as needed.

Governing Documents Committee

This group has been working on the CCRs and by-laws, which were originally written in 2005 by the developer, in a way that benefitted the developer.

The 210 Petition vote received 85 yes votes and 16 no votes. It needed 95 votes to pass. There are 144 voting members. Greater participation in voting is needed.

The board will try to pass the 210 petition again in early 2027 with more communication and clearer communication. It is a state requirement that the notice be sent via certified mail, but we can also collect votes electronically, and via door-to-door visits. There's also not a time limit for collecting votes, so the board can extend the timeline for returning votes to 45 days, or even 60.

If the 210 passed, the board could charge a fee to people who move into the neighborhood (like Pecan and DeCordova) this would help increase the bank account reserves.

Social Committee

There were 20 people at the cocktail hour on July 25 at Rhonda Gaspar's house. Anyone who wants to host a happy hour can do so. You don't have to supply anything other than the driveway or yard. There's even a sign you can put out so people know where it is.



Upcoming events:

- DeCordova Fest on October 10 with a live band
- Trick or Treat and Trunk or Treat on Halloween
- Food Drive on November 19
- Turkey decorating contest

Beautification

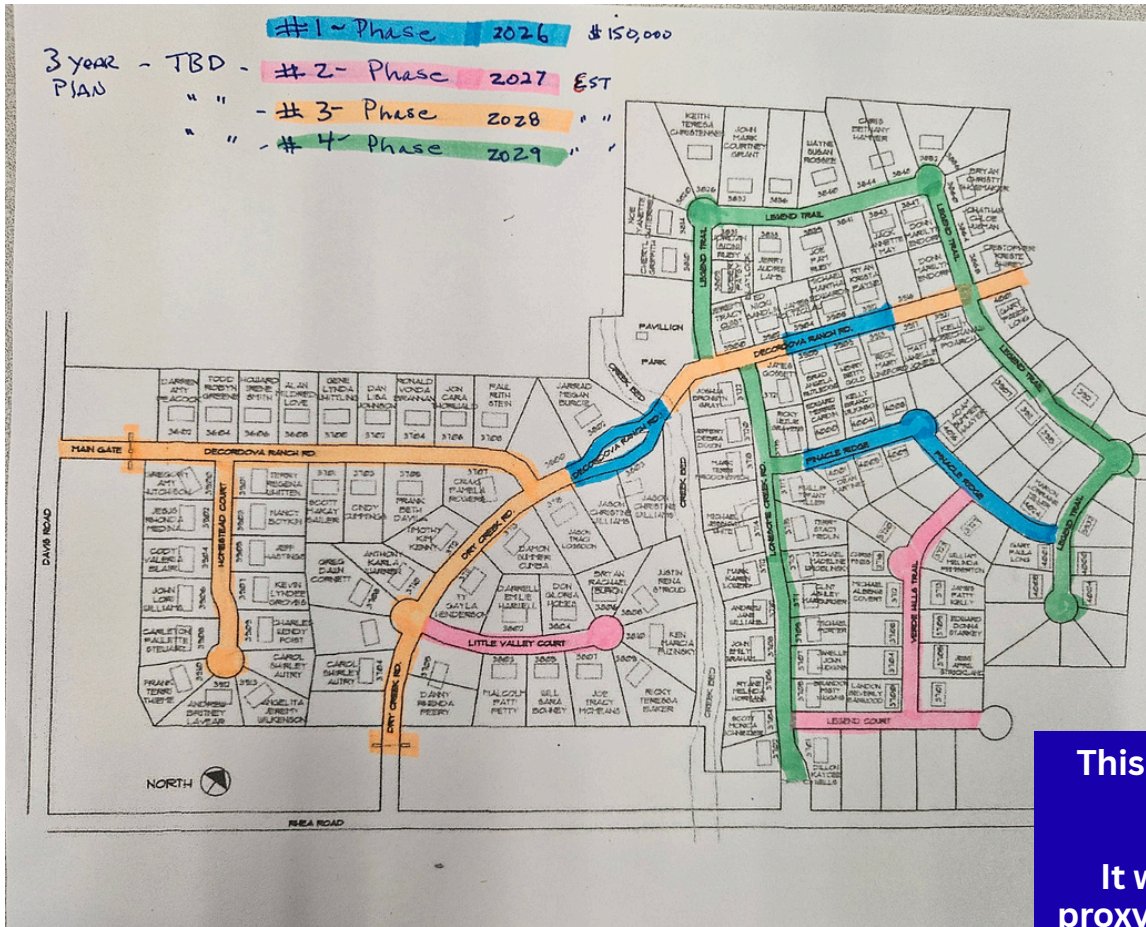


July decorations are up at the gates. Ruth has been asked to help with making the beds at the gates look even nicer and will be working with the landscaping company on this.

Misc.

A home that is being built on Legend Ct has been under construction for over a year but building has halted and the lawn is overgrown. The board has reached out to the owners who say they're going to mow soon. The board will be asking the builders to submit a new construction application, complete with the new \$1,500 fee.

From the Roads Committee



1. The road map is an estimated projection for each year based on updated bids and funds available.
**the road committee and the Board to decide each year.

2. If the maintenance dues increase passes the total funds over 3 years would be \$750,000+ (\$150,000 in hand + \$200,000 x 3 years = \$600,000).

3. The \$1,400 increase x 3 years = \$4,200 per lot vs. the 2025 one year maintenance fee road increase of \$6,700 per lot which failed.

This vote will occur in August.

It will be absentee, proxy, and in-person for the sole purpose of voting on this temporary increase in dues.

The Roads Committee gathered 4 bids for the first phase of the road project. One company recalled their bid. Of the 3 remaining, Elite Paving was chosen. Their original bid was brought down 19% with negotiation.

\$14,500 was spent on core sampling of the roads in 15 different places. These roads vary from 5-20 years old and were not built to county standards. They are in varying degrees of cracking, rutting and wear. Pot hole filling has a limited value long-term. Chip and seal was chosen. It is 20% less than the cost of asphalt. Maintenance and proper preparation are essential for these road updates.

Phases 2-4 would need to be funded by a dues rate increase. **The committee/board are proposing a 3 year dues increase of \$1,400** (dues would be a total of \$2,800 per year for 3 years). This rate increase would end in 2030, with rates reverting back to \$1,400 annually. Payment plans for either 4 or 8 months will be available.

The usual \$200 per assessment (of the original \$1,400) would still be earmarked for Roads and would go into reserve during these 3 years to help fund maintenance in future years.

Lonesome Creed Rd would be the last to be repaired because it's in the best shape. It would not need to be ground down 8". The holes and cracks would be filled, the driveways would be joined back to the street, and then a layer of chip & seal would be laid on top of the repaired road.

It was mentioned that we are also responsible for repairing the road from the construction gate to Rhea Rd.