

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