

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 us 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

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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