

DeCordova Ranch April 2026 General Meeting Minutes

Date: April 28, 2026

United Cooperative Services

320 Fall Creek Hwy

Granbury, Texas 76049

Board Members in attendance:

Jim Attebury- President (Director)

Rená Stroud- Secretary (Director)

Scot Dube- Member at Large (Director)

Jacque Gordon- Vice President (Director)

Ed Soler- Vice President (Officer)

Board Members Absent:

Janelle Hudgins- Treasurer (Director)

I. Call meeting to order / Notice of Quorum

Time called to order: 6:40 PM by President Jim Attebury.

Quorum: Yes — sufficient board members present.

II. Opening Remarks (President)

Apology for delay in posting prior minutes due to technical issues; March minutes finalized and to be posted.

Reported receipt of POA 2025 tax return (filed with IRS).

Update on mailbox/cul-de-sac plat review with developer and attorney; possible survey requested.

Noted: there were technical/AV issues for presentation during the meeting, so no overhead display.

III. Approval of March 24, 2026 Meeting Minutes

Motion: Approve March 24, 2026 meeting minutes as written.

Vote: Passed (unanimous recorded).

IV. Member Open Forum for Property Owners

Reminder: property owners must notify board@txdecordovaranch.com 48 hours prior to meeting to speak.

Several homeowners present made brief comments during meeting on roads, mailbox plat, and developer lots (no new formal board actions requested in open forum).

V. Committee Updates (2–3 min each)

ACC / Construction standards: ACC leadership supports amending minimum construction standards to include non-refundable review/deposit amounts; attorney review requested.

Maintenance/Camera: Router replaced; cameras at community center and construction gate now viewable and backed up to cloud; main gate cloud backup pending; added one camera at community center. Minimal costs noted (camera \$75; router call \$100); internet savings identified (~\$60/month).

Road Committee: Final bids collected; road scope and negotiated pricing reviewed (detailed under Old Business).

Other committees: No extended presentations; committees will reserve specific approvals for Old/New Business.

VI. Old Business

a. Pot Hole Party and Road Committee update — (Scot Dube / Road Committee)

Reviewed final bids for road repairs and negotiated pricing (scope = ~50,200 sq ft across targeted sections: DeCordova Ranch Road sections and Pinnacle Ridge Way).

Discussion of funding availability, contingencies, and staging (see Finance and Motions).

Consensus to pursue a staged approach: proceed with DeCordova Ranch Road first; Pinnacle Ridge contingency based on successful completion and within budget. (Formal motion/vote recorded under Motions section.)

Subsequent event: Via e-mail vote on May 15 the approval by a majority (4 yes and one abstain) vote of a road contract with Elite Paving for \$165,000 (includes a 10% contingency) without any staging effects and completion by August 31, 2026 was made.

b. Current website improvements — (Marvin Malasky)

Website posting of recorded bylaw amendment and March minutes to be completed; presentation file to be re-sent so it can be posted and displayed.

Action: Marvin to post updated bylaw amendment and March 24 minutes.

c. Status of May Special meeting — (Jim Attebury)

Discussed logistics for 210 petition / mail-ballot process, deadlines, and ballot formatting (remove "unit number", include property address); registered mailing with return pre-addressed envelopes planned.

Action: Dawn/PMG to coordinate mail vendor and finalize ballot format with attorney Sam.

d. Status of controlling ingress/egress at end of DeCordova Road — (Scot Dube/Ed Solar)

Issue: unauthorized vehicle access; some stones moved.

Motion: Purchase and install one concrete block (east side) delivered and placed — cost not to exceed \$500. September 2025 Board approval was for \$1100 so total of \$1600 approved.

Vote: Approved.

VII. Finance review — (Dawn/PMG)

a. PMG Financial reports

Dawn to distribute the seven-page March financial package to board; board to review going forward monthly (target around the 20th).

b. YTD Budget review

Reviewed cash on hand and reserve/road accounts. Discussion on cash flow impact of road project; noted operating funds and reserve balances.

c. Discuss conversion of fiscal year to calendar year for Annual meeting and Budget

Discussed pros/cons and process (resolution vs. bylaw amendment). Action: Draft resolution to transition budgeting/reporting to calendar year to be prepared for board consideration.

VIII. New Business

a. Amending ACC Policy

Board and ACC agreed on need to amend minimum construction standards to add non-refundable review fees (examples: new home construction fee, , pool/fence fees per draft).

Process: ACC to finalize approval/signature; attorney Sam to draft final policy/resolution for board signature.

Action: ACC chair and Sam to coordinate final document and routing for signatures.

IX. Adjourn to Executive Session

Purpose: discuss upcoming Annual meeting and delinquent accounts.

X. Re-convene from Executive Session and report general decisions, if any

General decisions reported publicly:

Collections: PMG to proceed with Chapter 209 notice letters for delinquent accounts as appropriate; pursue liens/collection steps where necessary.

Annual Meeting: Board to finalize schedule/notice and candidate solicitation; include seating of interim board replacement on Annual Meeting agenda as needed.

XI. Open Forum

President announced resignation effective June 1 (personal/health reasons). Board discussed process for filling vacancy:

Solicitation: 10-day notice requirement for candidate solicitation; include board interim discussion on May/Annual meeting agenda so the board may seat a replacement at Annual Meeting if appropriate.

Action: Dawn to publish vacancy/candidate solicitation per notice requirement.

Homeowner comments reiterated road concerns and support for board action.

XII. Adjourn

Motion to adjourn: made and seconded.

Time adjourned: 9:03 PM.

Motions & Votes (summary)

Approve March 24, 2026 minutes — Passed (motion/second; unanimous).

Purchase/deliver one concrete block for barricade — Approved (NTE \$500).

Approve staged road repair plan and funding approach: authorize up to \$150,000 for road repairs with DeCordova Ranch Road to proceed first; Pinnacle Ridge contingent on successful completion and within budget; require contract/legal review prior to mobilization — Motion made and seconded; Vote: Passed (3 in favor / 1 opposed recorded).

Key Action Items (assigned)

Post March 24, 2026 minutes and filed bylaw amendment to website — Assignee: Marvin / Dawn — due ASAP.

Send March financial package (7 pages) to board; continue monthly reporting ~20th — Assignee: Dawn (PMG).

Draft resolution to convert budgeting/reporting to calendar year — Assignee: Jim (or Finance lead) with Sam legal input — prepare for next meeting.

Finalize ACC minimum construction standards draft with agreed deposit/fee language; send to Sam for legal drafting; collect ACC and board signatures — Assignee: ACC chair / Sam — target prior to main meeting.

Finalize ballot format (remove unit number; include property address), proof, and registered mailing plan for 210 petitions Assignee: Dawn / PMG with Sam — mailout ASAP (timing per ballot deadline).

Prepare road contract documents, require contractor proof of funds, include contingency/force majeure language review by legal; coordinate staging (phase 1 DeCordova) — Assignee: Road Committee (Scot Dube, Ed Soler, Marion Miller) with Sam Reed, attorney, — prior to contractor mobilization.

Purchase and place one concrete block at Lata development on the North side of our community, barricade (NTE \$500 each) — Assignee: Road Committee/maintenance designee — complete promptly.

Issue Chapter 209 notices and prepare lien filings for delinquent accounts as authorized — Assignee: Dawn / PMG with legal counsel — initiate per collections schedule.

Publish board vacancy notice and candidate solicitation (10-day notice) for seat effective June 1; include appointment/seating on Annual Meeting agenda or at the May board meeting — Assignee: Dawn / Board Secretary.

DeCordova Ranch Property Owners Association
Meeting Minutes Addendum

Date: April 20, 2026

Subject: Motion to Accept Final Vote Count

Attendees (via email):

- Jim Attebury, President
- Janelle Hudgins, Treasurer
- Rena Stroud, Secretary
- Scot Dube, Member at Large
- Jacque Gordon, Vice President
- Ed Soler- Vice President (Officer)

Discussion:

May 15, 2026 – Email Vote on Modified Road Project Proposal

Scot Dube presented a modified proposal for the approved paving project for DeCordova Ranch Road and Pinnacle Ridge Way. The proposal requested authorization for an additional 10% contingency amount for potential change orders and additional fill material, increasing the total project authorization to a not-to-exceed amount of \$165,000. Scot noted that legal review by Sam was underway, utility marking had been initiated through 811, and financial forecasts projected approximately \$50,000 cash on hand at year-end. A quorum was met.

Jacque Gordon requested confirmation from Treasurer Janelle Hudgins regarding the Association's financial status.

Janelle Hudgins responded that she had not reviewed forecasting documentation and therefore abstained from voting.

Jim Attebury proposed amending the motion to approve a not-to-exceed amount of \$165,000, contingent upon:

1. Sam's final review and approval of the contract without exception; and
2. Janelle Hudgins' approval of the revised project cost.

Motions:

- Motion: Jim Attebury moved to approve a not-to-exceed amount of \$165,000.
- Second: Scot Dube seconded the motion.

Votes recorded were as follows:

- Jim Attebury – Yea

- Jacquie Gordon – Approved with the provision that \$15,000 remain in reserve as outlined in the proposal
- Scot Dube – Yea
- Janelle Hudgins – Abstained
- Rená Stroud – Yea

The motion to accept a not-to-exceed amount of \$165,000 passed.