

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