

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: JANUARY 11, 2024

TIME: 6:00PM- 8:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners: Property Owners to notify Board at email Board@TxDecordovaRanch.Com 48 hours prior to the meeting.
3. Approval of previous Meeting Minutes
4. DeCordova Ranch POA Board Member Vote
5. Committee Updates
 - a. ACC
 - Minimum Construction Standards Revision 1 Vote
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - Gate Upgrade Vote
 - f. Social
 - g. Welcoming
6. Road Project Discussion
7. Gate Sign Discussion
8. Management Company Review
9. POA Finances
10. Open Forum for Property Owners
11. Adjourn to Executive Session
 - a. Property Owner Violations Review
12. Return from Executive Session
13. Closing Remarks
14. Adjourn

Discussion

1. Opening Remarks- Called to order at 18:05 by Scot Dube after confirming a quorum has been met, as all Board Members were present. Scot Dube thanked everyone in attendance, and indicated the Board's top two priorities are roads and Governing Documents.
2. Open Forum for Property Owners: Kaycee Wells requested to speak to the board about two topics: Library Stand and Kids Pool Hop activity.
 - Library stands have different shapes and sizes and could even be themed. Community has the option to also register the library that allows people to find the library on web searches. The Social Committee took an action to find a theme for the Community, develop a proposal, and determine if there are tools/materials available in the Community that does not require a purchase.

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- Requested Owners and Social Committee to consider a pool hop activity be one with kids? The Social Committee took action to consider this activity and identify those interested in such an activity.
- 3. Approval of previous Meeting Minutes resulted in no additional comments being received. Scot Dube recused himself from the vote due to his absence from the meeting. A motion was made and seconded to approve as written, which passed with unanimous approval.
- 4. DeCordova Ranch POA Board Member Vote discussed that LynDee Groves was the only nomination for the position. The Board discussed confidence in her ability to serve in this role and noted LynDee's accomplishments while serving as the Treasurer. A motion was made and seconded, which passed with unanimous approval.
- 5. Committee Updates
 - a. ACC update provided by Laura Harrison. The committee has been a little light based upon the Holidays. Pool permits and new construction have come in that are currently under review.
 - Minimum Construction Standards Revision 1 has been approved by Legal with no additional comments by the ACC or the Board. A motion was made and seconded, which passed with unanimous approval.
 - b. Beautification updated by Ruth Stein. The committee's focus will now transition to correcting the landscaping and looking to get bids on flowers/plants for the spring. The Committee has asked the Board to reconsider the use of Proscapes. The committee's basis for this request is due to having problems with the vendor's communication of what is being done, what actions were taken, and scheduling actions to take.
 - Discussion on ProScapes included a contract review. Mulch was just brought in yet scheduled for March. No real oversight. Concerns irrigation checks at Community Center have not occur. The Maintenance Committee took an action to support oversight of landscaping actions.
 - Committee to the action to get quotes on Landscaping services.
 - The remainder of the invoices will go to Ruth Stein for review prior to approval.

The committee is developing an "expectation" of what each garden/landscaping area should look like.

- c. Governing Documents Committee did not have anyone in attendance to present.
- d. Maintenance update provided by Gene Whitling. The committee identified a water breach in the retaining wall from the home in the Community behind ours. Mike Covert took action to take photos and work with Legal to identify options.

A discussion on equipment storage at the Community Center and the need to determine a permanent storage solution. The current area is not going to be efficient with community decorations.

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- e. Security update provided by Paul Stein. Cameras are up and running at the Community Center. The committee requested the Board to establish a privacy policy that defines the circumstances that information/photos/videos can be released to Property Owners.
 - Gate Upgrade Vote- Discussion was held on the Cellgate proposal provided to the Board. Based upon the discussion, the Board has determined to continue to explore additional technologies. This project will need to be prioritized, as the current gate hardware is failing and obsolete.
 - f. Social update provided by Rhonda Gasper. The committee met and reviewed the upcoming activities. The committee indicated that volunteers are getting few and far between. Without further support and Property Owner turnout, it's becoming not worth the time and effort. The committee is exploring the Remind App to communicate community events.
 - g. Welcoming did not have anyone in attendance to present.
6. Road Project Discussion – Two bids have been provided and were reviewed by the Board. Discussion was that the proposals are not 100% apples to apples comparison, but close enough for a good comparison. Bids were broken down into two options:
- a. DeCordova Ranch Road (Davis Road Gate to Stop Sign): \$71,370 or \$152,388
 - b. Total Community: \$659,897 or \$785,592.50

The Board will need to determine how to fund this project: loan, special assessment, or phased approach with annual assessments. Current concern is phased approach will have the roads in constant repair, loan will require interest payments, and special assessment could impact Property Owners at \$5,500 per household.

7. Gate Sign Discussion was led by Lezlie Graven. There is a need for a message board for the Community to provide Owners with messages of events or actions. Options available from \$600-\$1700 depending upon the size, electronic/manual changing, etc. The discussion was to consider using the Remind App like Social Community Events for this purpose vs having another expense.
8. Management Company Review noted that the “punchlist” provided to the POA to finalize a company is almost complete. The remaining items are accounting and ACC information, that can easily be provided. The Board will need to set a date to start such a contract and make the contract available to the Community.
9. POA Finances- Reviewed by LynDee Groves with no concerns being identified.
10. Open Forum for Property Owners resulted with no additional Property Owners requesting to speak.
11. Adjourn to Executive Session at 20:30.
 - a. Property Owner violations were reviewed, and the Board agreed that notice of violations are to be sent.
12. Return from Executive Session at 21:30.

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13. Closing Remarks by Scot Dube thanking everyone again for their attendance, and for LynDee Groves acceptance of the Board position.
14. Adjourn at 21:33

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: FEBRUARY 29, 2024

TIME: 6:00PM- 8:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners
3. Approval of previous Meeting Minutes
4. Committee Updates
 - a. ACC
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - f. Social
 - g. Welcoming
5. Road Project Discussion
6. POA Finances
7. Open Forum for Property Owners
8. Adjourn to Executive Session
 - a. ACC Decision Appeal
 - b. Property Owner Review
9. Return from Executive Session
10. Closing Remarks
11. Adjourn

Discussion:

1. Opening Remarks provided by Scot Dube. Meeting was called to session at 18:00 after confirming quorum requirements have been met, and all Directors present. Scot reminded the Board that primary focus is road repairs and replacement, budget adherence, and governing documents updating in that order.
2. Open Forum for Property Owners: None requested and no Property Owner in attendance requested to be heard.
3. Approval of previous Meeting Minutes: January 2024 meeting minutes were presented with no additional comments provided. A motion was made and seconded to approve the minutes as written, which was unanimously approved.
4. Committee Updates
 - a. ACC update was provided by Laura Harrison. ACC was made aware that an appeal had been requested for the Executive Session of this meeting. ACC provided information for the appeal. ACC has also reviewed the drainage issues that was provided by a Property Owner to the Board within the last week. ACC members have confirmed that the drainage plan is in place, and no drainage concerns were identified. Currently the ACC is reviewing a pool application and tracking drainage plan for a newly built house and pool application.

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- b. Beautification did not have any member present. Lezlie Gravens noted Chad Proscapes provided a bid for redoing the overall landscape. This is just a starting point to get cost and get the common areas back to previous setup. Discussion on irrigation system and its current ability to maintain landscaping. Beautification Committee given an action on obtaining Landscaping bids to replacing this contractor. Lezlie took action to follow up with Committee to get bids by next Board meeting to approve, as current contract expires April 2024.
 - c. Governing Documents discussion by Janelle Hudgins. Janelle has researched other communities' Governing Documents to identify if it is possible to copy/paste and implement in our community. A couple of newer communities that have a more up to date documents has been found and reviewed and is recommended that the Board consider over a larger Community's that have a lot of in-house services such as Landscaping and Maintenance. These will be provided to the Board for review and consideration.
 - d. Maintenance Committee presented by Gene Whitlock. Nelda was provided a property that needs immediate cleaning. Gene has identified that the last three lots on Legend Ct what back up to Rhea Road and Oil Field do not have a legit perimeter fence. Nelda and Mike Covert will evaluate who is responsible for ensuring a proper perimeter fence is installed.
 - e. Security Committee did not have any member present. Discussion noted that there are issues that the Board needs to evaluate and act on to correct. These items include potential persons crawling under the Rhea Road gate to enter the property and license plate reader camera at Davis Road Gate. Mike Covert took an action on License Plate reader camera and to confirm issue at Rhea Road Gate. Mike White to get Board added to Alert360 contract to make changes and get support.
 - f. Social Committee presented by Lezlie Gravens. Culinary Crawl was massive success and looking to do this again in the future. Next Community activity is the Garage Sale on Saturday, March 23rd. Discussion on the \$10 sign fee resulted in this not being a requirement for participation. The Remind App sign-up for the Community was met with little participation. Lezlie and Mike Covert will work together to get another communication to the community with links to enroll. The process to enroll takes less than 1 minute.
 - g. Welcoming Committee did not have any member present, and no concerns were provided to the Board for consideration.
5. Road Project Discussion: A Road Committee has been developed with 3 members: Drew Williams, Marion Miller and Bill Pemberton. Committee will identify a Chair for direct communication with Board with Mike White the primary point of contact. Currently looking into loan options that can get the entire Community down at one time with a financial evaluation being considered to identify long term solutions for maintenance.

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6. POA Finances: Presented by LynDee Groves that indicates the POA is still cash positive and tracking correctly. Concerns were brought up to the Board on if current \$100 per quarter per Lot Owner will be enough for road upgrades and maintenance and success. Road Committee noted this is part of the Financial Evaluation to ensure minimal impact on the Community.
7. Open Forum for Property Owners did not result with any further topic for discussion.
8. Adjourn to Executive Session at 20:00.
 - a. ACC Decision Appeal resulted in ACC decision upheld. Board will work with the Property Owner and ACC for options that meet current community standard while addressing the Property Owner's concerns.
 - b. Property Owner Review resulted with no further actions at this time with the Board monitoring overdue accounts.
9. Return from Executive Session at 21:00 and provided the above information. Mike Covert took the action to notify the Property Owner of the appeal decision.
10. Closing Remarks by Scot Dube thanked everyone for their attendance and participation.
11. Adjourn at 21:05.

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: MARCH 25, 2024

TIME: 6:00PM- 8:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners:
3. Approval of previous Meeting Minutes
4. Committee Updates
 - a. ACC
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - f. Social
 - g. Welcoming
5. Road Project Discussion
6. POA Finances
7. Open Forum for Property Owners
8. Adjourn to Executive Session
9. Return from Executive Session
10. Closing Remarks
11. Adjourn

Discussion:

1. Opening Remarks provided by Scot Dube, after calling the meeting to order at 18:00. A quorum was identified as Scot Dube, LynDee Groves, and Michael Covert present. Scot thanked everyone who was in attendance and advised that the Board had accepted Mike White's resignation from the Board. The Board acknowledged that Mike White had participated in the previous Board with the Developer and continued his service to the Community for the last year and half on this Board.
2. Open Forum for Property Owners resulted with one Property Owner requesting to speak related to drainage concerns from their property. After providing the Board with photos of the issues around their property and their planned corrective actions, the ACC will evaluate if additional drainage actions should be taken, and Board took an action to determine Developer, POA, and Property Owner's responsibilities for correction.
3. Approval of previous Meeting Minutes was conducted by Michael Covert. February 2024 meeting minutes were reviewed with no further comments. A motion was made and seconded to approve the draft minutes, which resulted in unanimous approval.
4. Committee Updates
 - a. ACC update provided by Laura Harrison. ACC is currently reviewing one application while supporting requests to evaluate drainage issues from newly built homes due to the recent rainfall. A discussion around the use of privacy screening on fences was held that included review of CCR and the Minimum Construction Standards. Determination

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was made that additional clarification of the use of Privacy Screens is needed in the Minimum Construction Standards. ACC took an action to provide proposed language to the Board for legal review and approval.

- b. Beautification update provided by Ruth Stein. Committee is currently reviewing the updated contract from Chad Proscapes and identifying the changes proposed. During the review, the Committee and the Board agreed that the current changes are not acceptable. Michael Covert took an action to notify Chad Proscapes that all services are to stop with the current contract expiration of 4/1/24, and that further negotiations are required prior to any new contract being accepted.
 - c. Governing Documents are currently on-hold pending the new Management Company starting. The Board will have the Management Company provide this committee with examples of similar properties Rules and Regulations to create a starting point.
 - d. Maintenance update provided by Mark Willis. This Committee has been fixing sprinklers and evaluating current trees that need trimming. The Board will look for a landscaping contractor to take this on once an agreed contract is made.
 - e. Security update provided by Paul Stein. The Committee appreciates the new CellGate System that has been installed. Review of the current license plate camera is continuing with support from the Board. Discussion noted that there are lots currently for sale that are not part of the POA yet are directly tied to Legend Court. The Board took an action to reach out to the owners to establish any intent to join the POA, as well as assess fencing/barriers between the properties.
 - f. The Social Committee was not present at this meeting. Discussion thanked the Committee for their efforts in a successful community garage sale. Upcoming activities are listed in the Monthly Newsletter, as well as on the POA's website: www.TXDeCordovaRanch.Com.
 - g. Welcoming was not present at this meeting.
5. Road Project discussion was led by Marion Miller. The two bids that were received have been reviewed and determined to be inadequate, as both bids were not a same-same comparison. In addition, it was confirmed that both bids did not include all streets within the community. Marion is currently working with Hood County Maintenance to identify all code requirements the POA is expected to meet, and then will seek additional bids.
- a. Legal has provided the Board with a bid procedure to follow. A motion was made and seconded to add the review and approval of this procedure to the agenda, which was unanimously approved.
 - b. A review of the procedure noted that this procedure defines the minimum standards a vendor/contractor must provide for a bid to be accepted for consideration. Upon completion of the review, a motion to accept the procedure was made and seconded. After unanimous approval was received, Michael Covert signed this procedure and provided it to Nelda for notarizing. This approved procedure will be submitted to legal

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for issuance in Hood County records, and an official copy provided to the community and placed on the POA website.

6. POA Finances was reviewed by LynDee Groves. The POA is currently cash positive, and current 2024 Q1 assessments are coming in. In reviewing the previous year's expenses, the POA has reduced the overall O&M costs.
7. Open Forum for Property Owners resulted with one Property Owner requesting that the Board look at updating the POA Financials to include a column for Budgeting. LynDee Groves took this action.
8. Adjourn to Executive Session at 19:55
 - a. Review of Board Resignation
9. Return from Executive Session at 20:30 to announce that the Board will not fill the Director position vacated by Mike White's resignation. This position is up for election during the 2024 June Annual Meeting, and will be filled at that time.
10. Closing Remarks by Scot Dube, who thanked everyone who attended and for the Road Committee's efforts.
11. Adjourn at 20:35

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 04/25/2024
Date

Printed Name: Scot Dube

Signature: _____

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: APRIL 25, 2024

TIME: 6:00PM- 8:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners
3. Approval of previous Meeting Minutes
4. POA Finances
5. Road Project Discussion
6. 2024 Annual Meeting Discussion
 - a. Budget proposal by project and Committee
 - b. Director Voting process
7. Committee Updates by request
8. Management Company Implementation
9. Open Forum for Property Owners
10. Adjourn to Executive Session
 - a. Account Review
11. Return from Executive Session
12. Closing Remarks
13. Adjourn

Discussion

1. Opening Remarks by Scot Dube at 18:00. The meeting started after confirmation of a quorum with all current Directors present. Scot discussed that the roads are a priority for the Board in all discussions, and that the Board has asked if there is an ability to have the roads completing by the end of August 2024. To support road repairs, an understanding of additional financial support is required. Therefore, a discussion with banks for financial approvals for Property Owners who may desire this option has been conducted, and a preferred lender is currently under review. Property Owners will be advised of road repair options and the plan once it is finalized. Scot noted that the road patching activity by community members was very successful and thanked those involved. Gate call box project is complete with the final configuration installed and working. DT Roofing has completed its first project thanks to Gene Whitling finding holes in the roof. A second project is underway to ensure squirrels can no longer get into the attic area. Scot thanked the Governing Documents Committee for its recent meeting and is looking forward to getting this massive project started. Recent reports of an EcoLab Representative in the neighborhood walking around soliciting was escalated to the Board. Law Enforcement was notified. The individual was later found in the area and escorted out of the POA by a Board Member. A reminder that the Property Management Company will be in place starting May 1, 2024. The Board recognized Nelda for all the time and effort she has given to the Community over her 17 years of service, and the Board will continue to work with Nelda during the transition.
2. Open Forum for Property Owners did not result with any request.

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3. Approval of previous Meeting Minutes was reviewed with no additional comments provided. A motion was made and seconded, resulting in the minutes being approved with an unanimous vote.
4. POA Finances were presented by LynDee Groves. Discussion on the increase of water usage at the Community Center and the potential of sprinkler issues. Chad ProScapes identified an area that was now on that the Board had previously turned off. The area has now been turned off and will be monitored. The Board took an action to see if rain sensors are an option to ensure best practices with the sprinkler system. Additional discussions were:
 - The challenge regarding what the budget planned vs actual spending resulted in the budget still being met overall. Road maintenance has been the highest achievement as it has been lower than expected thanks to volunteer's vs 3rd Contracting services.
 - Legal Fees are over budget based upon closeout of the lawsuit taking longer than expected, which caused additional fees. The new property management company will assist with this going down, as the company provides certain document reviews as part of the monthly cost.
5. Road Project Discussion: Presented by Marion who has coordinated with Hood County on developing an RFP for bidders to submit with a single standard for assessing. Hood County provided inputs into the RFP and provided examples to identify an appropriate standard to apply. The current plan is to have bidders evaluate the foundation of each road vs a "one and done" option to support a lower cost. Three options: Project Team will meet this week and then submit the RFP to bidders and evaluators. Only five companies have been identified that can offer these services, so the Committee is asking for all five to provide a bid. Contractors will be provided one month to return options that also includes the Community Center parking lot.
6. 2024 Annual Meeting Discussion resulted with a decision to set June 29th as the annual meeting. In-person ballot casting will be available from noon to 13:00. The Annual Meeting will be held from 14:00-16:00, with a BOD meeting 16:00-17:00.
 - a. Budget proposal by project and Committee was discussed as followed:
 - ACC budget: Current = 0 with none expected. ACC to confirm prior to May BOD Meeting.
 - Beautification budget: \$2,000 currently but is over for this year. Beautification Committee to provide an estimate prior to May's BOD meeting.
 - Governing Documents budget: Current =0 with none expected.
 - Maintenance budget: Current=0 but has incurred cost. Committee is to provide an estimate prior to May's BOD Meeting.
 - Security budget: Current =0 as all cost associated with this committee are viewed as projects, which are then added to the overall monthly O&M costs for the POA.
 - Social budget: Current = 1,000 and is over budget. A plan has been provided to the BOD for review and to include in the 2025 budget planning.
 - Welcoming budget: Current= 0 with none expected.

Michael Covert took the action to coordinate with each Committee their update prior to the May BOD Meeting.

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- b. Director Voting process include the two Director positions that are open. Nominations have come in on the survey. Michael Covert took an action confirm with the nominees their interests, and to provide draft in-person and absentee ballots for approval at the May BOD meeting.
- 7. Committee Updates by request only resulted in Laura Harrison providing an update for the ACC. The ACC Committee has begun reviewing options for landscaping screens. Additional reviews and assessments will be provided to determine a need to update the Minimum Construction Standards.
- 8. Management Company Implementation was provided by Michael Covert. The Management Company will start supporting the community on May 1, 2024. The Board is currently working with the company to set up all Property Owners in the Management Company's database. All current actions are currently tracking well, with no concerns identified at this time. The Board will send out contact information to the Community for the Management Company.
- 9. Open Forum for Property Owners resulted in asking when the next BOD meeting will be. After discussion and calendar reviewed, it was determined to be on May 30th.
- 10. Adjourn to Executive Session @ 19:54.
 - a. Account Review
- 11. Return from Executive Session @21:02.
- 12. Closing Remarks by Scot Dube who thanked everyone for attending and for the feedback provided.
- 13. Adjourned at 21:05.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: _____
Date

Printed Name: Scot Dube

Signature: _____

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: JUNE 6, 2024

TIME: 6:00PM- 8:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners
3. Approval of previous Meeting Minutes
4. Road Project Update
5. 2024 Annual Meeting Discussion
 - a. Budget Review
 - b. Director Nomination
6. Committee Updates by request
7. Payment Plan Procedure Review and Vote
8. Open Forum for Property Owners
9. Adjourn to Executive Session
 - a. Account Review
10. Return from Executive Session
11. Closing Remarks
12. Adjourn

1. Opening Remarks by Scot Dube. The meeting was put to order at 18:00 after confirmation of a quorum, with all Board Members present. Scot thanked everyone who was present from the community for their attendance and noted that the roads and annual meeting ballot was part of the agenda for this meeting. In addition, a year-to-date review of financials shows that the changes made to reduce costs have been successful, and a 2025 budget review was also under discussion on the agenda. The POA has moved to Property Management Company. POA thanks Nelda's 17 years of service to the Community and appreciates all she has done for the community and the Board.

2. Open Forum for Property Owners

- a. A Community Member provided the Board with a local Market Analysis Summary of three neighborhoods comparable to our community. Looking at the 14 homes in the neighborhood, the average day on the market is over 100+ days. Average day in Hood County in Month of May is 58 days. We (Community) need to get solutions and decisions on the community to move forward on the roads. Also, the individual member noted that there are concerns for the Board if the Board is not indicating on resale certification noting that changes are coming. The Board confirmed that resale certifications do state that changes to the 2025 maintenance fee are expected.
- b. A Community Member mentioned that their concern is that on MLS there is nothing about any type of special assessment. Understanding that most people are not looking at the Board Meeting minutes and using the POA Facebook page, which does not have correct information.

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3. Approval of previous Meeting Minutes was conducted by Michael Covert. April 2024 meeting minutes were reviewed with no further comments. A motion was made and seconded to approve the draft minutes, which resulted in unanimous approval.

4. Road Project Update provided by Marion Miller. The committee's efforts to put together an RFP for road bids with help from Hood County Maintenance resulted in four contractors being identified to do 37,000 sq yards of road repairs. The four options provided were: asphalt, overlay, chipseal or concrete. At the bidder's meeting held on May 13th, only one company showed up to answer questions. After the RFP due date, only one company officially submitted a bid. Another company noted they cannot perform any work until summer 2025. The other two companies are no longer responding to the committee's inquiries. Road Committee is currently reviewing the documents to develop a pro/con analysis. High level overview of the bid indicates:
 - 2inch reclaimed asphalt: \$876k.
 - Asphalt Overlay: \$682k
 - Chipseal: \$476k.

Each process has different weather requirements for best implementation. If done in phases, the contractor indicated the community requires 6 phases with additional expenses for equipment and personnel.

The discussion about the roads and payment options was open to the community and the Road Committee. The discussions and comments were around the total amount per lot, personnel with multiple lots and this financial commitment, overall necessity of repairing the roads now vs a later date, CCRs and maintenance cost increases, protections of owners' monies once paid to the POA, and realistic timeframe of road repairs.

After the completion of the discussion and comments, the road project would be scheduled to start late spring of 2025 (weather dependent), with the overall project cost per lot owner estimated at:

- 2inch reclaimed asphalt: \$6,200
- Asphalt Overlay: \$4,800
- Chipseal: \$3,400

Upon review of the overall project cost, the Board had a unanimous approving vote to provide the Chipseal project at the 2024 Annual Owners' Meeting for the Community to decide to fund this project by increasing the 2025 Maintenance Fee.

5. 2024 Annual Meeting Discussion
 - a. Budget Review discussion was led by LynDee Grove. LynDee provided a matrix that showed the current budget, an estimated 2025 budget with no increase, and an estimated 2025 budget with an increase of \$25 per quarter per lot. Upon conclusion of the review, a unanimous vote approving the rate increase of \$25 was taken, which met with immediate challenges from the community members present. Challenge discussion involved the 2025 Maintenance Fund increase to cover the road project vs the need for

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any additional project for the Community. Based upon the challenge discussion, a unanimous approving vote was held to keep the 2025 Maintenance Fee increase to only that which was required to support road repairs. The Board will continue to look for cost saving initiatives, while seeking the community's help in volunteering to keep O&M costs low.

- b. Director Nomination discussion was led by Michael Covert. Michael noted that only Lezlie Gravens accepted the Board nomination. Therefore, the 2024 Director 1 position would only show Lezlie's name for re-election. After review of the by-laws, the Board is only required to operate with three Directors: President, Secretary, and Treasurer. The Board's desire is to have five Directors and will continue to seek volunteers.
6. Committee Updates by request
 - a. ACC update by Laura Harrison. The committee is working on various applications with no help needed from the Board at this time.
 - b. The Maintenance Committee needs more volunteers. Gene Whitling's departure from the Committee was a big loss to the community and committee, so any help is greatly appreciated.
7. Payment Plan Procedure Review and Vote was led by Michael Covert. Upon reviewing the procedure with the Board, additional time to review and comment on the document was identified. No vote was held, and the Board took an action to add this to the June 29th, 2024, Board Meeting.
8. Open Forum for Property Owners resulted with none requesting to speak.
9. Adjourn to Executive Session at 20:13.
 - a. Account Review
10. Return from Executive Session at 21:48.
11. Closing Remarks by Scot Dube thanking everyone for the discussion and look forward to seeing everyone at the upcoming annual meeting.
12. Adjourn at 21:50.

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: June 29, 2024,

TIME: 1:00PM- 4:00PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks (2 minutes)
2. Previous Board Meeting Minute Review (2 Minutes)
3. Road Bid Review (10 Minutes)
4. Open Forum for Property Owners (45 Minutes)
5. Property Owner's In-Person Voting (30 Minutes)
6. Counting of Votes (30 Minutes)
7. Announcement of Voting Results (2 Minutes)
 - a. Election Of Board Members
 - b. Annual Assessment Rate
8. 2025 Budget Review (10 Minutes)
9. Adjourn to Executive Session (5 Minutes)
 - a. Election of Officer Positions
10. Return from Executive Session: Announce Officer positions (2 minutes)
11. Payment Plan Procedure Review and Vote (10 Minutes)
12. Closing Remarks (2 minutes)
13. Adjourn

Discussion

1. Opening Remarks was provided by Scot Dube after calling the meeting to order at 13:03. A quorum was verified with all Board Members present. Scot thanked everyone who was in attendance and reviewed the attached presentation slides under opening remarks.
2. Previous Board Meeting Minute review was conducted by Michael Covert. June 6, 2024, meeting minutes were reviewed with no further comments. A motion was made and seconded to approve the draft minutes, which resulted in unanimous approval.
 - The Board took an action to confirm with POA Legal on what information is required to be listed from the Executive Session when only account review is conducted for transparency.
3. Road Bid Review was conducted by Michael Covert where the attached presentation slides under Road Project were discussed.
4. Open Forum for Property Owners was held with each Property Owner allotted three minutes if needed. Marion Miller, who is overseeing the Road Committee, provided the most up-to-date information regarding bids, vendors, and processes, while also answering questions from Property Owners. The Board answered questions related to the loan information provided in the presentation, while also confirming that a loan has not been secured. Multiple Property Owners spoke in favor of not taking out a loan, while others noted the overall financial hardship of any increase in Maintenance Fees. A poll was requested of those present of whether asphalt or chipseal was the preferred method, with the majority indicating asphalt.

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

5. Property Owner's In-Person Voting started at 14:00, with all ballots collected from those present at 14:13.
6. Counting of Votes was conducted by Michael Covert with oversight of Bill Harrison from 14:13 to 14:55.
7. Announcement of Voting Results commenced at 15:03 with the following being presented on the slide deck:
 - a. Election Of Board Members resulted in Lezlie Gravens being re-elected to the Board.
 - b. Annual Assessment Rate was approved to increase to \$1400 a year starting Q1 2025.
8. 2025 Budget Review was conducted by LynDee Groves. The presentation used slides under 2025 Budget Review as a reference, as well as the 2025 Budget Tool provided to the Community.
 - After reviewing the budget, a motion was made and seconded to approve \$600 per lot from the maintenance fee starting Q1 of 2025 specific to the Road Repair Project, which resulted in unanimous approval.
 - A motion was made and seconded to approve the 2025 Budget, which resulted in unanimous approval.
9. Adjourn to Executive Session at 15:17
 - a. Election of Officer Positions
10. Return from Executive Session at 15:22 and announced the following Officer positions:
 - President: Scot Dube
 - Treasurer: LynDee Grove
 - Secretary: Lezlie Gravens
11. Payment Plan Procedure was displayed and reviewed with no further challenges provided. A motion was made and seconded to approve the Payment Plan Procedure, which resulted in unanimous approval.
12. Closing Remarks were provided by Scot Dube, who thanked everyone in attendance and their continued support for the Board and the Community.
13. Adjourn

**DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION
BOARD MEETING**

Date: 8/12/24.

Location: United Cooperative Services, 320 Fall Creek Highway, Granbury, Tx 76049

Meeting called to order by Scot Dube at 6.34 pm

Opening remarks:

The Board is working on new fencing at the end of Legend Ct. The developer, Howard Tellepsen, is not willing to assist in the cost. We also need to address the drain issue on Legend Trail, as it was not properly installed by Hope Development. Finally, we are also in the process of establishing new Rules and Regulations for the neighborhood. For the upcoming election, the Board has two (2) open positions. We need 10% of the homes (143) for a quorum. If there is no quorum, the Board will appoint one (1) position and vote again.

New Business:

1. Our insurance company, American Hallmark, has requested that we address two (2) issues at the Activity Center: hot water heater and tree trimming. Kevin Groves, master plumber, has recommended getting a new water heater because of age. Purchase of a new water heater was approved by the Board (not to exceed \$800). The trees have been trimmed per their specifications.
2. Perimeter fencing—Maps of the area in question at the end of Legend Ct. were provided to the Board and attendees. Jess Strickland received three (3) quotes for no climb fencing for approximately 300 ft. The lowest bid by Ricky Robertson was accepted and approved by the Board.
3. Political flags—there have only been two (2) complaints (out of 143 homes) of improper flags. The state of Texas allows political signs ninety (90) days before an election. Flags must be on ACC approved flagpoles. This is to be addressed by PMG. Signs are not regulated per se.
4. Rock needs to be added to the drainage ditch behind the Activity Center. An expense not to exceed \$1500 was approved by the Board for Jess Strickland to buy the rock and rent a skid steer for application.
5. Battery backup for the front gate—discussion about having to currently open the gate manually if we lose power, and possibly a solar battery at the entrance on Lonesome Creek. John Campbell of Diamond C will give us a quote on batteries.
6. Mulch for the playground area—Lezlie Gravens will coordinate with Jonathan Huseman and Jess Strickland for both the mulch and rock to be done at the same time with the help of volunteers. Date TBD.

Action Statements:

The Board needs to set up a meeting with Dawn Kelly to address the need for the updating of our governing documents.

Resident Q and A:

Jess suggested a cleanup day: rent a rolloff dumpster 2x/yr to coordinate with garage sales. He will look into the cost of renting one. More discussion about the roads. Marion Miller said the companies would want to rebid. Scot is to get with Dawn about the status of the loan app.

Adjourn at 7:37 pm.

Prepared by: Lezlie Gravens, Secretary

Final Board Approval: August 27, 24 By: (printed name)

(Date)

Scot J. Dube
Scot Dube
(Signature)

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION
SPECIAL BOARD MEETING

Date: 8/30/24.

Location: United Cooperative Services, 320 Fall Creek Highway, Granbury, Tx 76049

Meeting called to order by Scot Dube at 6:04 pm

Scot explains why we are having a special meeting. Other items are not being discussed. Mike Covert left after the annual meeting, so the Board is conducting an interim placement for his position as well as the open board position when Mike White resigned prior to the annual meeting.

We have a quorum with those present and absentee votes that were mailed to Property Management Group. Three board members are present.

The ballots were counted and Jess Strickland will be on the Board. His term ends in 2027. Scot acknowledges his work ethic for the community.

Scot says we are going to replace another position, Beth (Wells) Conner. She introduces herself to those in attendance.

LynDee makes the motion to accept Beth to fill Covert's position. Lezlie seconds. All approve and Beth is appointed. Her position ends in 2025.

Lezlie reminds the community to focus on information on website. In addition, a message board is being considered for the front gate entrance.

Next regular meeting is 9/9/24.

Meeting adjourned at 6:21 pm.

Prepared by: Lezlie Gravens, Secretary

Final Board Approval: 9/5/24
(Date)

By: (printed name) Scot Dube
S. Dube
(Signature)

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: SEPTEMBER 9, 2024

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

AGENDA:

1. Opening Remarks
 2. Announcement of newest members of the board and titles
 3. Property Management Issues
 4. Rules and Reg and fine issues
 5. Update on Fence on Legend Court
 6. Update on culvert repair at 4004 Legend Trail
 7. Roads:
 - a. List of documents for loan
 8. Frequently asked questions (FAQ) on website
 9. Committee Updates by request
 10. Open Forum for Property Owners
 11. Closing remarks from Scot Dube
 12. Adjourn to Executive Session
 13. Return from Executive Session
 14. Adjourn
-
1. Opening Remarks by Scot Dube. The meeting was put to order at 6:36PM after confirmation of a quorum, with all Board Members present.
 - a. Scot Dube-President
 - b. Lezlie Gravens-Vice President
 - c. LynDee Groves-Treasurer
 - d. Beth Conner-Secretary
 - e. Jess Strickland-at large
 2. Announcement of members and roles and community announcements.
 - a. Website is the place to find all information along with community calendar. Meeting agenda and minutes will be posted here under the board section at the bottom of the page. Website is provided below.
 - [Texas DeCordova Ranch \(txdecordovaranch.com\)](http://txdecordovaranch.com)
 - b. Sandwich board is coming that will announce upcoming community events. This will be placed at the Main Gate subject to weather conditions. (moved inside if weather is too inclement)

** Beth Conner asked about approving previous meeting minutes and the board is approving remote and prior to the next monthly meeting. 8-12-2024 minutes were approved on 8-27-2024 and posted to the website.**

Please note anything with ** was not on the agenda but conversation did occur and noted

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

3. Property Management Issues

- a. The board is not happy with how they are handling the turn over. We currently have a one year contract in place.
- b. They are issuing fines that we do not have the legal authority to do. A member is concerned they do not have the correction owners attached to the correct property in their notices. We are working on having them correct.
- c. We do not confirm the 30 ft rule of maintaining/mowing from the front of the property that was questioned by a member who stated the Property Manager told her this.
- d. Scot Dube will contact Property Manager about the 30 ft rule.
- e. Jess Stickland will contact the owner of the properties member had a concern about for corrective maintenance.
- f. Board wants a review of all violations before the Property Manger sends out notices and board will decide if they are correct to send. Hope is this will lower the amount of unnecessary notices to our members. Scott will be in contact with the Property Manager.
- g. Property Manager was not present and the contract does not require them to attend every meeting. This was a question from a member if they could attend all meetings and the board needs to research if there would be an additional cost.
- h. Board needs current list of members updated from Property Manger with ongoing updates and timeframes of when those updates will occur. Board will reach out.

4. Rules and Regulations and fine issues

- a. Nothing additional addressed

5. Update on Fence on Legend Court-

- a. Jess Strickland will be leading the maintenance committee. We have 3 bids. Met with the first bid. Best case is 6 weeks from start to completion. 2nd quote is shorter in timeline and goal is to have completed within a month from start date.

6. Update on culvert repair at 4004 Legend Trail

- a. Looking for recommendations for anyone who would know how to complete the repair.
- b. Any member please reach out to the board if you have had experience fixing a similar dip.

Have quotes and working to coordinate with mulch around common areas/playground. Lezlie Gravens is working with a member about mulching the (playground) 9-21-2024 from 8-11AM is the tentative time to do the mulch. Looking for community involvement to help. Please come out if you can. Mulch is of natural materials. Similar to what is existing as we cannot obtain the exact prior mulch. Mulch purchase is needed. Lezlie motioned. Jess seconded. Spend up to \$1800 for mulch. All favored. Prior board meeting on 8-12-2024 approved purchase of rock up to \$1500. Both rock and mulch will occur at the same time

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION

BOARD MEETING

7. Roads

- a. Need loan documents for the lending company. Beth Conner agreed review the needed items for the loan process and determine if we can meet the loan needs and obtain specific information pertaining to amount, terms, ect.
- b. Jess has agreed to head the road committee. Need updated quotes to move forward.
- c. Member question came up about chip and seal vs asphalt. After discussion the board decided to pursue the least expensive option of chip and seal to be able determine all information needed to present to the community. Obtaining bids for both chip and seal and asphalt is not viable within time limitation.
- d. LynDee noted that a special meeting is needed for the loan.
- e. Jess Strickland asked if we can we change the CCR's? Yes we can and there should be 100% majority but 67% would mitigate the risk.
- f. Member asked if we should we get another attorney to review if we can do less than 67%? The board would need to review financials as this would be cost and we currently have an advising attorney.
- g. Board is working diligently to present a solution to the membership to review.

8. FAQ on website

- a. Please send the board suggestions for Frequently asked questions (FAQ's) so we can address on the website.
[Texas DeCordova Ranch \(txdecordovaranch.com\)](http://txdecordovaranch.com)
- b. Since the website is open to the public, answers will direct members where to go on the website or who to contact for the information.

9. Open Forum for Property Owners resulted with none requesting to speak.

- a. Member volunteered to join a committee-referred to Maintenance Committee. Member also about pothole day which is the community coming together to fill pot holes on roads. Road Committee will plan and announce the next pothole day coming soon.
- b. Member mentioned the 2 Facebook pages and let everyone know the original page (Decordova Ranch Residents & Owners Unofficial Page) is administered by a nonresident. Members please use at your own risk as this is not secure to members only. Anyone is allowed to join.
 - The new Facebook account (DeCordova Ranch POA) asks questions and members are confirmed to live in our neighborhood prior to being allowed to join. This account is private and not open to the public. Normal posting as you have prior is welcomed. The board will update via website at [Texas DeCordova Ranch \(txdecordovaranch.com\)](http://Texas DeCordova Ranch (txdecordovaranch.com))

10. Closing Remarks by Scot Dube thanking everyone for the discussion and look forward to seeing everyone at then next monthly meeting

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

11. Adjourn to Executive Session at 8:04PM
 - a. Account review of Property Management Company
 - b. Discussion about all gates
12. Return from Executive Session at
13. Adjourn at 9:26PM


Scott Niles (10/03/2024 14:54 CDT)

10/03/2024








9-9-2024 minutes

Final Audit Report

2024-10-03

Created:	2024-10-03
By:	Beth Conner (bethw@fairwaymc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQYTe-B_XyeOcFOJ5_YqzKptJuPrqQ1sq
Number of Documents:	1
Document page count:	4
Number of supporting files:	0
Supporting files page count:	0

"9-9-2024 minutes" History

-  Document created by Beth Conner (bethw@fairwaymc.com)
2024-10-03 - 3:10:49 PM GMT
-  Document emailed to Scot Dube (scot.dube@txdecordovaranch.com) for signature
2024-10-03 - 3:11:51 PM GMT
-  Email viewed by Scot Dube (scot.dube@txdecordovaranch.com)
2024-10-03 - 7:52:37 PM GMT
-  Agreement viewed by Scot Dube (scot.dube@txdecordovaranch.com)
2024-10-03 - 7:52:37 PM GMT
-  Scot Dube (scot.dube@txdecordovaranch.com) has agreed to the terms of use and to do business electronically with Fairway Independent Mortgage Corp
2024-10-03 - 7:54:08 PM GMT
-  Document e-signed by Scot Dube (scot.dube@txdecordovaranch.com)
Signature Date: 2024-10-03 - 7:54:08 PM GMT - Time Source: server
-  Agreement completed.
2024-10-03 - 7:54:08 PM GMT

**DeCordova Ranch POA General Meeting Minutes
October 14, 2024 – 6:30pm
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049**

Board Members in attendance:

Scot Dube
LynDee Groves
Jess Strickland
Beth Wells

Dawn Kelly- Property Management Group

Residents: Laura and William Harrison, Ann and Ken Lyle, Andrew Williams, Lynne Burne & Marvin Malasky, Rhonda and Tony Gaspar, Dunn Conner

Meeting began at 6:32pm.

Opening Remarks:

- Scot Dube stated with the growth in Hood County, the deed restrictions now have the ability to vote on amendments by a 2/3 vote of the members.
- One of the first items of business is work on removing the Declarant, updating the covenants to reflect updated requirements and updating the fee structure.
- Scot also asked residents to report speeders running stop signs.

Committee Updates by request:

- ACC- Laura stated a fence was approved; It has been quiet overall.
- Beautification- No New report.
- Social- DeCordova Fest had a great turnout. National Night Out could have had more participation. There are also the upcoming events: Food Drive is happening now. Next event: You've been Jingled for Christmas

Playground Update:

- Jess Strickland stated the regrading and the rock project are complete. The mulch project has been completed and the Bridge is installed.

Gate default during power outage:

- Quotes for battery backup have been received. Costs for this is \$730.00 per arm. A motion to approve \$1000.00 for a battery back up addition to be added to default the one arm at the construction opened was requested. Beth W. motioned to approve, Jess S. seconded the motion. Motion passed.
- PMG is to order a sign with board determined wording of new installation once complete.

Contractor gate discussion on adding keypad to keep closed:

- Jess S. discussed the need to secure the contractor gate, adding a keypad to allow access. Members present presented for and against the decision. Jess S. motioned to approve \$1500.00 to add keypad access to the contractor entrance. LynDee G. seconded the motion. Motion passed.

Fence on Rhea Road:

- Jess S. stated a bid was received to put in 540 linear feet of pipe fencing. In depth discussion on the best placement was continued.
- A motion was made to allow an additional \$2500.00 to be spent, totaling \$10000.00 to complete the community fencing. Jess S. motioned. Beth W. seconded. Motion passed.

Contractor allowed days/times for construction work:

- The construction hours are 7am- 7pm Monday thru Saturday; No Sundays:
- Board also stated trash cans must be stored out of street view on non-collection days.

Erosion Repairs needed:

- Board met with a contractor concerning the erosion on Legend Trail. The area needs to be concreted from the road to the rip rap.
- A motion was made to approve \$2500.00 to repair erosion on Legend Trail. Jess S. motioned to approve; Beth W. seconded the motion. Motion Passed.

Bridge Repair at the Park:

- Jess S. stated the bridge work is complete. Total cost was 215.00.

Mailbox Cluster Information:

- Board stated the POA does own the mailbox cluster. The POA currently does not own the land they are placed.

Complaints against developer:

- No new information to report at this time.

Road repaving update:

- Board confirmed the estimate received by the contractor meets the engineering survey requirement for the loan processing.

CCR's and 40 year clause currently in place:

- Board also stated in order to amend the CCR's with a supplement to add an amendment clause is being reviewed; A example to look at adding a working cap fee was provided as an example, have the 4 year term amended and adding an allowance for special assessments to be voted on;
- LynDee provided financial data:
June 2024 Net Income: \$3756.99
July 2024 Net Income: \$5393.98
August 2024 Net Loss; (\$-5129.46)
Overall Gain: \$4021.00
- LynDee provide comparison to 2023 and approved to have the financials emailed out for June –Aug 2024/
- Board discussed having owners with a second garbage can be charged by Waste Connections directly. The change in billing of the second can will begin December 1. Owners will be billed for December 1, 2024 for extra can beginning December 1, 2024.

Open Forum:

- Owner shared information on internet provider opportunity to the board provided by United Cooperative. More members of the community need to submit their interest to be provided to the area.

Board adjourned the meeting at 8:42 PM

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION TOWN HALL

DATE: NOVEMBER 11, 2024

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

1. Opening Remarks by Scot Dube. The meeting was put to order at 6:34PM after confirmation of a quorum, with all Board Members present. a. Scot Dube-President b. Lezlie Gravens-Vice President c. LynDee Groves-Treasurer d. Beth Conner-Secretary e. Jess Strickland, Director-at large
Call to Order/Board Introductions/Notice of Quorum

II. Community Announcements/Reports

III. New Business

- a. Treasurer vacancy
 - b. Update on fence on Legend Ct
 - c. Two gate projects
 - d. Erosion project—Legend Trail
 - e. Resolution to amend CCRs
- ## IV. Resident Q & A (members will be recognized and allowed 3 mins.)

II. Community Announcements/Reports

Board.

Scot announced the board the working on the process to modify the CCR's. To modify the association would have to vote with a minimum of 67% in favor. The reason behind the modification is to remove the legal clause that prohibits any changes to CC&R's for 40 years from inception. Our ability to modify prior to 40 years became possible due to the growth in Hood County, Texas.

Social Committee.

Food Drive this Thursday, 11-14-2024. Please put all perishable donations at the curb of your home. Mission Granbury is the recipient of the donations.

Upcoming events to be listed on our website, Facebook page and reader board by front gate
Jingle Your Neighbor

Santa on Firetruck.

Fire pit neighborhood gathering.

Beautification.

Christmas decorations on main gate to happen after Thanksgiving.

- a. Treasurer vacancy

LynDee Groves is resigning from her position as Treasurer. Tonight is her last meeting for the board. LynDee has done a wonderful job and we are sad to see her leave. We are looking for a new Treasurer for the board. Skills we are looking for include being familiar with Quickbooks

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION TOWN HALL

and financials. The Treasurer oversees how our property management company pays all our invoices.

Anyone interested please reach out to the board for more information at board@txdecordivaranch.com

b. Update on fence on Legend Ct

Poles not set due to weather. Completion should occur in the next 2 weeks.

b. Two gate projects

Parts have been ordered

Completion is about 2 weeks out.

Default gate at Rhea Road to open for power outage. This is the construction gate.

Keypad for the construction gate. Not connected to Cell Gate

We will send out instructions one gate is completed.

Will update on the website and Facebook once the instruction email is sent out.

Gate is not adjusted due to daylight savings time. Board will assign and confirm who is in charge of the gates. Beth and Jess to work on this.

c. Erosion project—Legend Trail cul-de-sac

Done and looks great

E. Resolution to amend CCRs

Amendment to modify CCR's.

We have a draft from our attorney to send out. Need agreement to 67% to modify. After and assuming we approved the petition allowing for modification of governing documents, the community can modify documents with a 25% vote (quorum) and a majority of affirmative votes. Petition will go out in January. We will explain in a letter our reasoning for this petition to be approved and what is needed for the first amendment. Mail in vote and also able to vote at the board meeting. Next meeting clarification to modify. Negative vote would be a no. Mailed to address on appraisal district. Next meeting this will all be laid out on what we want to do. Board will approve and we will have the process defined.

The board recommends the elimination of the stipulation locking in CC&R's for 40 years to amend any CC&R's going forward.

IV. Resident Q & A (members will be recognized and allowed 3 mins.)

Confirm if we have to provide trash pick-up for delinquent accounts. Having a single company for trash pick-up gives us reduced rates. We need to inquire if there is a recycle option?

Internet expansion in our community: Fiber—hopefully have the last signature needed to have the community have United Coop to come into the neighborhood.

7:42 PM Adjourn



DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: DECEMBER 12, 2024

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

1. Opening Remark
2. Committee Updates by Request
3. Rhea Road Contractor Gate
4. Treasurer Needed
5. Amendment to Modify the Governing Documents
6. Open Forum for Property Owners
7. Adjourn Meeting
8. Adjourn to Executive Session a. Account


1. The meeting was put to order at 6:35PM after confirmation of a quorum, with all Board Members present. a. Scot Dube-President b. Lezlie Gravens-Vice President c. Beth Conner-Secretary e. Jess Strickland-at large
Opening remarks from Scot about amending the CC&R's noting item #5 as a hot topic.
2. No committee present. The Architecture committee would like to change a member from Christy Shoemaker to Jim Flood. Scot motioned and all were in favor. There was mention of no light at the mailbox cluster and Jess volunteered to replace it.
3. Rhea Road gate is completed. The gate closure will start on the 20th. The Keypad is read to go and default for power outage is set to open one side of the gate if the power goes down. Email was sent out with the gate code to all owners. Update on the fence along Rhea Road. The posts are set and project completion is expected next week.
4. A Treasurer is needed immediately. Our property management company is not doing a good job with coding and following up on our finances and we need a treasurer to oversee. Anyone willing to volunteer please contact the board right away. There was conversation about reaching out directly to the account/bookkeeper to keep financial communication up current and accurate. Scot is able and willing to produce checks needed to pay immediate bills and reimbursements.
5. The board would like to amend our current governing document, CC&R. We need a 2/3 vote in favor to pass. If any homeowner does not vote or respond this will be counted as an automatic no for the vote. The ballots will go out via certified mail with a 60-day return. Lezlie motioned to approve the process to start the amendment and Jess 2nd with all board members in favor.
6. Open forum. Gene let the board know the thermostat in the community center is not operating correctly and Jess volunteered to check on this. Kevin replaced the water heater at the community center at the cost of the water heater only with much appreciation. Dunn asked about the violation he received from the property management company and the board is going to talk to them about review of violations prior to them being sent every month. To date the



DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

board has not received the violations to approve prior to the property management company sending out. Scot updated the lawsuit against the developer is set for June and they are requesting the estimated for road paving to hopefully have any settlement go towards DeCordova's expenses for a new road. Currently the offer was \$50K and the land next to the pavilion.

7:47 PM Adjourn

 12-22-24