

Annual Board Meeting Minutes
June 28, 2025 at 2:00pm
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049

In attendance:

Scot Dube- **President**
Beth Conner- **Secretary**
Lezlie Gravens- **Vice President**

Dawn Kelly/ Latisha Hall- **Property Management Group (PMG)**

Call to Order/Board Introductions/Notice of Quorum:

- Scot Dube welcomed all members for attending the 2025 annual meeting. Scot Dube provided an overview of the road analysis and voting needed to secure the funding for the roads to be repaired. Homeowners began asking questions about the areas of repair and if the road assessment would allow future reductions in assessments. Scot Dube could not confirm its future financial effect on the community assessment billing/ services at this time and will continue to ensure the repairs needed have funding analysis determined.

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Nominee Introductions:

- Nominees Jim Attebury, Janelle Hudgins, and Scot Dube provided background and information about themselves to the membership. A nomination bio sheet was provided in conjunction with this segment of the meeting.

New Business:

- *Board Interim Placement:* Scot Dube stated the board is currently short a few members who vacated before the end of their terms. Because those seats

were not up due to the term, they can be voted in by current board members. There are two seats currently needing to be filled due. The need for these seats has been expressed in prior meetings.

- *2025-2026 Budget Review:* Scot Dube presented an expense charge showing the percentage of income used to pay for those specific maintenance needs.

Roads/ Buildings: 33.1%

Utilities/ Trash: 30.1%

Administrative: 12.1%

Landscaping: 9.1%

Social/ Committee: 5.3%

Insurance/ Taxes: 5.2%

Gates/ Security: 5.1%

Proposed 2026 budget reflected no increase in the maintenance dues outside of the proposed road funding being voted on by the membership playing the biggest impact to the information. The actuals to date were provided to the membership and the board took questions on line items such as the security in place and cost and the gate system.

- *Road Repair Review:* Scot Dube presented the road bids and bid processing via a presentation. The end determination was made the paved/ rolled roads would offer the longest option at the cost. Scot Dube stated if the road cost passes, he has worked with FFIN to allow personal loan financing and also payment plan negotiation at the board level. Owners expressed concern over the amount being requested by home for the work to be completed. Beth Conner stated a loan was not an option at the time due to the state of the governing documents. The governing documents do not allow the ability to amend at this time nor apply a special assessment, being a liability on collection by a funding agent. This issue is one reason the petition sent to vote earlier in the year was sent out for membership vote. The petition did not pass leaving the only option for road repair was the process provided today via ballot for the one time increase in dues.
- *Community Updates:* Social chair stated provided the upcoming pool hop information. More details are posted on Facebook/ website and to reach out if anyone wants to participate.

Election Results:

- The new board members are Jim Attebury receiving 45 votes and Janelle Hudgins receiving 48 votes.
- The road vote did not pass. Final count was 52 against and 48 voting for.

- The new board adjourned at 4:00 pm to an executive meeting.
- The meeting was called back to order at 4:18 pm.
- Jim Attebury stated the following officer positions were voted on during the executive session:
 - Jim Attebury: President
 - Janelle Hudgins: Treasurer
 - Lezlie Gravens: Secretary
- A motion to fill an interim position by made by Jim Attebury. Lezlie Gravens motioned to place Jacques Gordon as Vice President on the board to complete the open term. Motion was seconded by Jim Attebury. Motion passed
- A second motion to fill the other open position. Lezlie Gravens motioned to place Scot Dube as member at Large. Motion was seconded by Janelle Hudgins. Motion passed.

Resident Q&A:

- Question #1- Homeowner on legend Court stated open access needs to be secured along the fence line, the lighting at the mailbox needs to be repaired, there is a drainage issue from the fiber digging. Board members will address the lighting concern, as it is currently solar and noted the open access will most likely close up with the final building of the home in this area. All the fencing allowed in the common area was placed at the end of 2024. The board asked if anyone has a contact with the fiber installation. One homeowner stated it is projected to be completed the beginning of August.
- Question #2-Homeowner suggested the board should retain counsel. The board will continue to work with the legal counsel.
- Question #3- Homeowner asked to see if the Lonesome Creek gate could be come operational, removing the “junk” mounted on the gate. Janelle Hudgins stated more secured measures need to be added. Scot Dube provided financial costs to date for such measures including the internet need to be added and call box.
- Question #4-Homeowner stated the venue to speak on Facebook is needed. Further ideas and opinions were brought forward by the membership and board. Currently, there are two Facebooks and one is maintained by someone who no longer lives in the community. The other Facebook has tighter parameters to ensure the group’s only owners and contained to specific topics

Adjourn:

- The meeting adjourned at 4:38 pm.