

**DeCordova Ranch POA General Meeting Minutes**  
**May 21, 2025 – 6:30pm CST**  
**United Cooperative Services**  
**320 Fall Creek Hwy**  
**Granbury, TX 76049 and Via Zoom**

**Board Members in attendance:**

Lezlie Gravens

Scot Dube

Beth Wells

Dawn Kelly- **Property Management Group**

Meeting began at 6:37pm.

**Opening Remarks:**

- Scot Dube opened the meeting and provided the agenda and the expected process for questions during the meeting. He stated the roads are a continuing priority to be discussed further and will be part of the voting process during the annual meeting this year.

**Committee Updates:**

- Social- July 19, 2025 is the Pool Hop. Anyone wanting to volunteer please reach out.
- ACC-Laurie provided the most recent new construction approved earlier before the meeting. There was a fence request and a few other small improvements processed.
- Beautification- Lezlie stepped in with Ruth being absent. Lezlie stated there is an ongoing discussion on the construction gate landscaping. There is also work need to be done at the rock wall and asked homeowners to be careful when in the area. PMG stated they could reach out to Premium Stone and Brick to walk the area with a board member to provide a quote.

### **Neighborhood Projects:**

- Petition results/ straw polling- Scot stated the final tally for the 210 petition was 54 for and 48 against. The petition did not pass. Board will do a straw poll of the membership to pursue acceptable language/ quorum requirements for voting again in the future. Board is looking to up the voting percentage for revote. Lezlie stated the board are also homeowners and want the community to be comfortable and understanding of the need. Beth suggested having a poll box could be made available to provide further feedback.
- Core Sampling and Road Repair- Scot Dube provided information on a quote received for core sampling. The core sampling was advised by two road repair contractors and supported by an engineer. Core sampling will allow the contractors to determine best methods for new road works to be put in. A motion was asked from the board to approve to move forward with the core sampling, at 15 specific sites at a cost of \$12310.00 requiring a ½ deposit upfront and ½ paid after. Lezlie motioned to approve the \$12310.00 core sampling for the roads. Beth seconded. Motion passed.
- Scott stated he has received 4 bids from Elite and proceeded to go through each to the membership. 1<sup>st</sup> Bid was for \$564000 does not include stabilization (Approximately \$3863.00 due from each homeowner); 2<sup>nd</sup> Bid for a higher rated chip seal was \$804000 with pulverizing down 8 inches (Approximately \$5506.00 due per owner); 3<sup>rd</sup> Bid was \$816000: Similar to option 2, instead of chip seal going with hot mix asphalt with no stabilization ( Approximately \$5589.04 due from each owner); 4<sup>th</sup> Bid \$1,123,000: This bid included road rolling, stabilization with asphalt- life span up to 25-30 years (Approximately \$7691.00 due per owner); More support for the higher standard road work was received from the membership. As a reference- Lonesome Creek is the in the best condition. The road is chip seal and is approximately 15 years old.

### **Need for Board Members:**

- Scot stated volunteers are needed for the board seats available. One nomination has been received from Jim Adberry. Scot put in his nomination to rerun.

### **Annual Meeting:**

- Road paving ballots were discussed and will be made available as quickly as possible in preparation for the annual meeting. Potential Zoom option may be made available.

- Budget prep is underway with 10 months of actual financial data for reference. An increase in regular maintenance cost is not expected. Board members provided there are two seat terms up for election. The other open seats are expected to be filled by the new board hopefully during the meeting . These seats are for shorter terms.

### **Open Forum:**

- Question 1: Homeowner asked about the rolling of the road, the effects on the edges of the roads and the trees. Membership openly discussed with the board and provided concerns on this topic. Board will follow the contractor suggested best practices.
- Question 2; Homeowner asked about the core sampling lasting if the road work cannot be completed within the expected time frame and is delayed. Board confirmed the core sample will be viable.
- Question 3: Homeowner asked about the determination of road cost approval. Board stated the determination will be made by the required quorum in the declaration . To ensure homeowners have a full understanding of the road work, volunteers will be providing information and example questions previously asked. The goal is to ensure everyone has the same understanding of the details of the vote.
- Question 4: Homeowner asked about the quorum requirement for the petition. Board stated 67% of the community HAS to vote in favor.
- Question 5: Homeowner asked about having the common area recently vandalized with paint to be paid by the homeowner who did the damage. The board is aware and actively working to have this brought back to the original condition before the incident.
- Question 6: Homeowner asked about the posted events happening at the community center. Board confirmed the stop time will be 10:00 PM.

Board adjourned the meeting at 8:18 PM CST

