

# **DeCordova Ranch POA Meeting Minutes**

**January 29, 2026 at 6:30 PM**

**United Coop**

**320 Fall Creek Hwy**

**Granbury, TX 76049**

Called to Order: 6:31 PM

Attendees:

Board members: Jim Attebury, Scot Dube, Janelle Hudgins, Jacque Gordon, and Rená Stroud Committee volunteers (identified in discussion: Rhonda, Mary, Laura, Ruth)

- Several homeowners and other attendees (names referenced in discussion)

## 1) Call to Order

- Meeting called to order at 6:31 PM.

- Opening remarks included:

- Reported damage to the Rhea Road gate during the recent ice storm; property owner acknowledged responsibility and is working with PMG/insurance.

- Thank you to those who arranged the custom sign-board at the front gate.

- Board cautioned against spreading salt/grit on gravel roads during ice events; recommended homeowners exercise caution and consider making a safe route to main roads.

- Motion to approve minutes from the November meeting:

- Motion made by Scot; seconded by Rená.

- Minutes approved by vote.

## 2) Committee Updates (Open Forum and Reports)

- Open Forum / Homeowner Comments:

- Laura thanked property management for distributing financials and requested ongoing transparency (monthly financial statements and budgeting/forecasting). Board confirmed PMG will send the first seven pages of PMG's financial packet going forward; by contract PMG financials are due by the 20th of each month.

- A homeowner reported an issue with not receiving some system emails; PMG / board to investigate distribution.
- Ruth (absent) had suggested the “Eye on Water” app for water-use monitoring; maintenance will evaluate applicability to community systems.
- Front gate sign:
  - Confirmed sign is enclosed and has a solar light.
  - Final cost reported at \$750 (original approval was not-to-exceed \$600); Board moved to amend the November minutes to reflect the \$750 total.
  - Motion to amend and approve the increased amount was made, seconded, and passed.
- Social Committee:
  - Progressive dinner scheduled for Feb 21; events will be published online and on Facebook; emails already sent.
  - Successful Santa/fire truck event at the park; Ruth led efforts and provided decorations and photos.
  - Park use / trash: Issues with overflowing trash, including soiled diapers in the playground trash can. Social/maintenance to update reservation form and communicate pickup/cleanup expectations to groups reserving the park. Cindy and Mark volunteered to assist with trash pickup at curb when needed.
- ACC / Development:
  - Developer intends to combine three lots into two on Legend Trail cul-de-sac; an application was received and will be routed to ACC for review. Board discussed that developer-owned lots and replats may not incur fees while ownership remains with developer; ACC will review and advise.
- Maintenance Committee:
  - Winter preparations: Water shutoffs and freeze protections completed; irrigation/freeze systems turned off.
  - Landscape/lighting: Three up-lights and front-gate landscape lighting require replacement.
  - Weed control / pre-emergent spraying needed in park/rights-of-way (areas behind basketball court and along roads were noted).
  - Damage to community areas: Discussion of an incident where a vehicle was high-centered on a culvert/abutment at a community area; investigation ongoing and homeowners encouraged to share any witness information/photos with the board/PMG.
- Roads / Road Committee:
  - Road committee met December 15; attendees included the Millers, Mary, Drew Williams, Ed, and others.
  - Committee recommends continuing with chip-seal for paving projects, with concrete edges in problem areas (cul-de-sacs, steep slopes).

- Priority roads recommended: Pinnacle Ridge and DeCordova Ranch Road, then Legend Court (Legend Court deferred due to ongoing construction).

- Received quotes: Elite Asphalt quoted \$3.33 per sq. ft. for specified sections; other vendors quoted under \$3.00/sq. ft. Committee will pursue negotiation and updated quotes.

- Cost estimates reviewed: Legend Court approx. \$37,000; two sections of DeCordova Ranch Road plus Legend Court estimates totaled approximately \$109,000 (figures presented as committee estimates; final bids pending).

- Current available funds discussed: Board reviewed reserve/operating balances (~\$120k referenced by committee; exact reconciled totals to be finalized by PMG). Board discussed options: (a) repair worst sections now; (b) plan a multi-year full-road program; (c) consider a one-time dues increase per governing documents to fund larger work (would take effect the following January).

- Discussion also emphasized that making the secondary gate (Lonesome Creek/other exit) operational would reduce traffic on the worst roads and extend pavement life; board requested PMG and committee obtain ownership/record search and cost estimates to make that gate operational (clicker/pressure plate retrofit). Action: Scot to contact PMG for records; Janelle to assist with tax/record checks; PMG/PMG to obtain gate retrofit quotes (including John Kelsey / contractor previously used).

- Committee proposed video/photo documentation of road conditions in advance of repairs or potential litigation.

- Litigation / Developer Settlement Discussion:

- Board discussed an ongoing lawsuit (plaintiffs vs. developer) with a pre-trial conference scheduled (pre-trial/family hearing noted for Feb 5 in discussion). Board discussed possibility developer may offer funds as part of settlement and whether the POA should seek to be included or request funds for community repairs (roads).

- Consensus: board will wait to learn outcome from the court hearing before taking formal action; once settlement details are known the board may consult legal counsel and determine next steps. Board emphasized caution about accepting any funds without legal review because acceptance could affect inclusion in settlement terms.

- Beautification:

- Motion approved (with Jackie's prior email approval noted) to reimburse Ruth \$188.98 for Christmas/park decorations (Amazon \$161.94; Hobby Lobby \$27.04). Motion made, seconded, and passed.

- Maintenance: Community Center Retaining / Stacked Stone Wall

- Lopez Construction provided a quote of \$7,500 to repair/ reinforce the stacked stone retaining wall surrounding the community center. Board requested additional detail: scope, reinforcement method, warranty/guarantee, and past work photos. Beautification/maintenance to obtain references and clarification before approval. Painting/safety marking of additional culvert walls discussed but deferred for further review.

Financial / PMG Report (summary presented)

- PMG (PMG) reviewed balance sheet highlights and discussed account structure, reserves, and reporting.
- PMG will circulate the monthly financial package (first seven pages) when available by contract (due by the 20th of each month).
- Discussion about historical road-maintenance funds and developer / refundable deposit accounts; board requested a full reconciliation of historical accounts, reserves, and developer-related pass-throughs so the board can determine available funds for road work.
- PMG and the treasurer/board to work on clarifying: (a) which monies are operational vs. reserve vs. pass-through; (b) amounts historically designated for road maintenance; and (c) any unreconciled developer/deposit accounts (e.g., ~\$3,180 referenced) that require resolution.
- Board noted the need for improved transparency and member access to financials; PMG to assist in producing clearer monthly statements and documentation.

#### Actions / Motions / Decisions

- Motion to approve minutes from November meeting — APPROVED.
- Motion to amend November minutes to reflect \$750 spent on front gate sign (over prior \$600 authorization) — APPROVED.
- Motion to approve reimbursement to Ruth for \$188.98 for Christmas/park decorations — APPROVED.
- Board directed committees to:
  - Obtain updated road repair quotes and negotiate where possible.
  - Prioritize repairs for specified sections (DeCordova Ranch Road sections recommended by road committee); provide final cost estimates and required bidding documentation (three quotes if > \$50,000).
  - Investigate ownership and cost to make the alternate gate operational (record search and retrofit quotes).
  - Provide full financial reconciliation of operating accounts, reserves, and developer/refundable deposit accounts; PMG to circulate monthly financial package going forward.
  - ACC to review developer application to combine lots on Legend Trail cul-de-sac and advise on any required approvals or fees.
  - Beautification / Maintenance to obtain bids/guarantee details for community center wall repair.
  - Social committee to revise park reservation form to include cleanup/trash expectations and communicate procedure to users.

#### Next Steps / Assignments

- PMG (PMG) to:
  - Provide monthly financials (PMG packet) when available and work on account reconciliation.

- Road Committee (Scot, Jim, Mary, Ed) to:

- Collect and present final negotiated quotes and recommended priority list for work.
- Produce photographic/video documentation of road conditions for board records.

- Maintenance / Beautification to:

- Obtain warranty/guarantee information and references from Lopez Construction for wall repair; confirm scope and finalize recommendation.

- Update: park reservation form and coordinate trash pickup volunteers.

- ACC to review Legend Trail lot replat application and advise board on required action.

Adjournment to Executive Session at 9:05 PM CST

Executive session:

- Reviewed Aged Account Balances. Will await final report from PMG on February 6 to allow payment term requests to be processed and late January 31 payments to be booked before assessing late fees etc.
- Board Reconvened at 9:25 PM CST and adjourned.