

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: April 29, 2023

TIME: 3:00PM- 5:00PM

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

## AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners: Notify Board within 48 hours of meeting of intent to speak.
3. Approval of previous Meeting Minutes
4. Committee Updates
  - a. ACC
  - b. Security
  - c. Beautification
  - d. Social
5. Legal Status of POA: Discussion and Vote on the following Policies:
  - a. ACC Policy
  - b. Records Production and Copying Policy
  - c. Document Retention Policy
6. March Financial Review
7. Open Forum for Property Owners
8. Adjourn to Executive Meeting
9. Return from Executive Meeting
10. Closing Remarks
11. Adjourn

DISCUSSION: This meeting was called to order by Scot Dube at 3:25.

1. Opening Remarks- provided by Scot Dube, thanking those in attendance.
2. Open Forum for Property Owners: No Property Owner made a request to the Board, and none present requested an opportunity after requested.
3. Approval of previous Meeting Minutes: Board members did not have any further comments or changes to the draft minutes. After a motion was made and seconded for the Board to approve these minutes, which was unanimously approved.
4. Committee Updates
  - a. ACC update provided by Summer Haayer. The primary focus of the ACC has been the drafting of the ACC policy, which was provided to the Board for review. ACC conducted a review of the CCRs and By-Laws to ensure compliance to both prior to submittal. The Board acknowledged receipt of the document, and that the Board has engaged with Legal Counsel as part of the review prior to approval. In addition to the Policy update, the ACC has developed a waiver document to document any request for variation. The Board took an action to include the waiver process as part of the legal review, as both the Board and members present in the meeting discussed potential issues of having such a process.

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- b. Security update was provided by Security Committee members. Paul Stein was nominated for, and accepted, the Security Chairman position. A motion was made and seconded for the Board to approve this action, which was unanimously approved. The Board requested that the Security Committee evaluate the necessity for cameras on Lonesome Creek Road Gate, Community Center, and any other area that the Committee determines a camera would be needed.
  - c. Beautification update was provided by Ruth Stein. The Committee is working with ProScapes to get Community back up and running. The dead trees are removed by the Davis Road Gate, and the Committee is currently evaluating the irrigation and lighting. There is an issue with irrigation, as a broken sprinkler head has the system turned off right now. Recommendation was made to use the Landscape company to assess the system and get a proposal to correct. Discussion between Beautification and Maintenance Committees identified there are issues finding parts for the irrigation system and lighting due to the age of the systems. The decision was made that the Beautification Committee will work with ProScapes and the Beautification Committee to get a bid for Board review and approval. With the current contract with ProScapes requiring the monitoring of these systems, the evaluation and bid will be added to May's portion of the monthly monitoring. A question was raised on the plot map showing irrigation. This is currently not in the possession of the Board or Beautification Committee, but the Committee is working on obtaining or creating one.
  - d. Social Committee update was not provided. Board noted that the IceCream Social event is the next activity, and unaware of any support from the Board being required at this time. Email notification of the event is scheduled to go out to the Community on Monday, May 1, 2023.
  - e. Governing Documents Committee received a nomination for Janelle Jones to be added to this committee. A motion was made and seconded for the Board to approve this action, which was unanimously approved.
5. Legal Status of POA: The Board has been notified of a Settlement Offer from the Plaintiffs after a meeting between legal counsels from both parties. The Board will provide a Special Meeting announcement to the Community, as it will take a vote to act on this offer. Scot Dube reminded that Board of the confidentiality requirements, and asked for all Board Members to review the offer prior to the Special Meeting for a quick decision process. Challenges based on confidentiality were voiced by some community members present, and reassurance from Scot Dube was this is common in such Settlement offers.
- a. ACC Policy was reviewed by the Board with no further comments provided at this time. The Board will continue to work with Legal Counsel to ensure compliance with CCRs, By-Laws, and Texas State Law prior to approval. The Board will hold a Special Meeting if needed to approve this document as soon as approval from Legal Counsel is received.



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- b. Records Production and Copying Policy was reviewed with no further comments. A motion was made and seconded to approve this policy as written, which was unanimously approved. The Board will work with Legal Counsel on setting a policy effective date, filing process, and communicate these results to the Community.
  - c. Document Retention Policy was reviewed with no further comments. A motion was made and seconded to approve this policy as written, which was unanimously approved. The Board will work with Legal Counsel on setting a policy effective date, filing process, and communicate these results to the Community.
- 6. March Financial Review conducted by James Stone, which indicated the POA is saving money compared to 2022 at this time. Financial documents reviewed during this session will be provided to the Community.
  - 7. Open Forum for Property Owners did not have any Owner present request to speak.
  - 8. Adjourn to Executive Meeting at 4:55p.
    - a. Property Owner Issue
  - 9. Return from Executive Meeting at 5:15p. The decision was made to continue the current path with the Property Owner for resolution of the issue.
  - 10. Closing Remarks provided by Scot Dube.
  - 11. Adjourned the meeting at 5:16pm

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 5-25-2023  
Date

Printed Name: Scot J. Dubé

Signature: 