

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: AUGUST 17, 2023

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. Committee Updates
 - a. ACC
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
5. Gate Upgrades
6. July Financial Review
7. Open Forum for Property Owners
8. Adjourn to Executive Session
 - a. Property Owner Violations
 - b. POA Legal Review
9. Return form Executive Session
10. Closing Remarks
11. Adjourn

Discussion:

1. Opening Remarks by Scot Dube. Called to order at 6:05p. Welcomed everyone to the meeting.
2. Open Forum for Property Owners:
 - Last POA Meeting Minutes noted that the Board was waiting on final settlement paperwork. Plaintiff's attorney confirmed that this was sent over on June 23, 2023 to POA legal team. Board took an action to follow-up with POA Attorneys.
 - Landscaping around the Davis Rd gate has died. Question as to why the Board has allowed this happen, as cost-saving measures are not relevant considering the cost to replace the landscaping. Beautification Committee Chair was asked to provide input, to which Ruth Stein noted that the irrigation zones were changed by someone outside of the Beautification and Maintenance Committees. This resulted in the current state of the plants. Beautification and Maintenance members now have key to this irrigation box, and they are working on additional actions with ProScapes to enhance the irrigation lines.
 - Has the Board decided to create an account with Sign-UpGenius.Com to support Volunteer requests in the POA? The Board has not moved on this recommendation at this time. Discussion around the uses throughout the POA Committees was favorable, and the Board took an action to get this account setup.

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- Was hot mix used in the potholes or was some only filled with chip/seal? Board confirmed that a hot mix was used where possible. However, some smaller holes did not allow for hot mix to be used, and therefore an oil was applied to help hold the chip/seal.
3. Approval of previous Meeting Minutes- A review of the July 27, 2023 Board Meeting minutes was conducted. Only one comment was made to move Item #4 title from page 1 to page 2, which was accepted. A motion was made and seconded to approve the minutes as written. A vote was taken, and the minutes were unanimously approved.
4. Committee Updates
- ACC presented by Lynne Byrne, as Chairwoman- Laura Harrison is out of town:
 - Two new homes, garage, 2 pools, and multiple fence applications have been submitted and reviewed. Additional non-voting members are supporting the review and providing valuable feedback. ACC is applying rules to new applications and working to keep the committee's review timely.
 - Discussion on the revised Minimum Guidelines for the ACC determined that ACC still has comments and concerns on the current draft. Board to review these comments during Executive Session and identify the appropriate path forward.
 - Beautification Committee update was provided by Ruth Stein:
 - Working on upcoming seasonal decorations. Working to align landscaping and decorating with DeCordovaFest timeframe. Email provided to the Board of full status of on-going action within the Committee.
 - Estimated decorations cost of \$2,000 for Christmas has been identified. Committee is asking the Board to discuss budget increase. Recommendation for Community Volunteers to provide decorations like July 4th, as Board and Community comments noted that these decorations were the best since many members have lived there.
 - Governing Documents Committee updated was provided to the Board that Janelle Hudgins is working with Committee members to get started. She is in receipt of the current POA documents and coordinating a first meeting to set a path forward.
 - Maintenance Committee update was provided Gene Whitling prior to the meeting. Maintenance Committee is currently working with ProScapes, directly with Chad, as items are found. Lezlie Gravens provided the information from this committee for the upcoming newsletter.
 - Replacing fan blades in the Pavilion pending access to a scissor lift. Committee recognizes Audrie Tibljas with her support in getting a scissor lift.
 - Adding concrete base at the light at the Pavilion and replaced several spray heads. POA Members are requested to please let Maintenance Committee know if any irrigation issues.

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- Security Committee update was provided by Chairman- Paul Stein.
 - Contract with Alert 360 on the gates. Committee to work with Alert360 to update the account information as some are not working appropriately. Committee will get a Tech out as needed to setup the app.
 - Discussion on next phase of cameras: Lonesome Creek or Pavilion.
 - Lonesome does not have the infrastructure for the cameras.
 - Committee will get a quote for install/replacement of camera at the Pavilion as next phase.
- 5. Gate Upgrades- Current setup of the gate controls at both gates have hardware/software that is unable to be fixed due to age of the equipment. Nelda has received two quotes for gate improvements that was provided to the Board.
 - Motion was made, and seconded, to use the Watchman System. A vote was taken and unanimously approved. Lezlie Gravens was assigned to oversee this project.
 - Mike White took action to coordinate with the Gate Repair company on aligning the colors of the Davis Road Gate.
- 6. July Financial Review did not happen at this meeting. Michael Covert took an action to provide this information to the community once it is available.
- 7. Open Forum for Property Owners
 - Now that new construction is all at the back of the Community, suggestion was made to open the Lonesome Creek Gate for construction traffic to keep this off the major Community roads. Board discussed the previous actions taken when this was requested in December 2022 and January 2023. No further action will be taken on this suggestion at this time.
- 8. Adjourn to Executive Session 7:44p
 - Property Owner Violations
 - POA Legal Review
- 9. Return from Executive Session at 9:05p. Board has decided to continue action regarding pets and retaining walls. Michael Covert has action to provide the Board with follow-up information regarding this session to support POA compliance.
- 10. Closing Remarks by Scot Dube thanked everyone who came and to the Board members for their roles within the Community.
- 11. Adjourned at 09:06.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 9/28/2023

Date

Printed Name: Scot J. Dube

Signature: _____

