

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: FEBRUARY 29, 2024

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
3. Approval of previous Meeting Minutes
4. Committee Updates
 - a. ACC
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - f. Social
 - g. Welcoming
5. Road Project Discussion
6. POA Finances
7. Open Forum for Property Owners
8. Adjourn to Executive Session
 - a. ACC Decision Appeal
 - b. Property Owner Review
9. Return from Executive Session
10. Closing Remarks
11. Adjourn

Discussion:

1. Opening Remarks provided by Scot Dube. Meeting was called to session at 18:00 after confirming quorum requirements have been met, and all Directors present. Scot reminded the Board that primary focus is road repairs and replacement, budget adherence, and governing documents updating in that order.
2. Open Forum for Property Owners: None requested and no Property Owner in attendance requested to be heard.
3. Approval of previous Meeting Minutes: January 2024 meeting minutes were presented with no additional comments provided. A motion was made and seconded to approve the minutes as written, which was unanimously approved.
4. Committee Updates
 - a. ACC update was provided by Laura Harrison. ACC was made aware that an appeal had been requested for the Executive Session of this meeting. ACC provided information for the appeal. ACC has also reviewed the drainage issues that was provided by a Property Owner to the Board within the last week. ACC members have confirmed that the drainage plan is in place, and no drainage concerns were identified. Currently the ACC is reviewing a pool application and tracking drainage plan for a newly built house and pool application.

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- b. Beautification did not have any member present. Lezlie Gravens noted Chad Proscapes provided a bid for redoing the overall landscape. This is just a starting point to get cost and get the common areas back to previous setup. Discussion on irrigation system and its current ability to maintain landscaping. Beautification Committee given an action on obtaining Landscaping bids to replacing this contractor. Lezlie took action to follow up with Committee to get bids by next Board meeting to approve, as current contract expires April 2024.
 - c. Governing Documents discussion by Janelle Hudgins. Janelle has researched other communities' Governing Documents to identify if it is possible to copy/paste and implement in our community. A couple of newer communities that have a more up to date documents has been found and reviewed and is recommended that the Board consider over a larger Community's that have a lot of in-house services such as Landscaping and Maintenance. These will be provided to the Board for review and consideration.
 - d. Maintenance Committee presented by Gene Whitlock. Nelda was provided a property that needs immediate cleaning. Gene has identified that the last three lots on Legend Ct what back up to Rhea Road and Oil Field do not have a legit perimeter fence. Nelda and Mike Covert will evaluate who is responsible for ensuring a proper perimeter fence is installed.
 - e. Security Committee did not have any member present. Discussion noted that there are issues that the Board needs to evaluate and act on to correct. These items include potential persons crawling under the Rhea Road gate to enter the property and license plate reader camera at Davis Road Gate. Mike Covert took an action on License Plate reader camera and to confirm issue at Rhea Road Gate. Mike White to get Board added to Alert360 contract to make changes and get support.
 - f. Social Committee presented by Lezlie Gravens. Culinary Crawl was massive success and looking to do this again in the future. Next Community activity is the Garage Sale on Saturday, March 23rd. Discussion on the \$10 sign fee resulted in this not being a requirement for participation. The Remind App sign-up for the Community was met with little participation. Lezlie and Mike Covert will work together to get another communication to the community with links to enroll. The process to enroll takes less than 1 minute.
 - g. Welcoming Committee did not have any member present, and no concerns were provided to the Board for consideration.
5. Road Project Discussion: A Road Committee has been developed with 3 members: Drew Williams, Marion Miller and Bill Pemberton. Committee will identify a Chair for direct communication with Board with Mike White the primary point of contact. Currently looking into loan options that can get the entire Community down at one time with a financial evaluation being considered to identify long term solutions for maintenance.

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6. POA Finances: Presented by LynDee Groves that indicates the POA is still cash positive and tracking correctly. Concerns were brought up to the Board on if current \$100 per quarter per Lot Owner will be enough for road upgrades and maintenance and success. Road Committee noted this is part of the Financial Evaluation to ensure minimal impact on the Community.
7. Open Forum for Property Owners did not result with any further topic for discussion.
8. Adjourn to Executive Session at 20:00.
 - a. ACC Decision Appeal resulted in ACC decision upheld. Board will work with the Property Owner and ACC for options that meet current community standard while addressing the Property Owner's concerns.
 - b. Property Owner Review resulted with no further actions at this time with the Board monitoring overdue accounts.
9. Return from Executive Session at 21:00 and provided the above information. Mike Covert took the action to notify the Property Owner of the appeal decision.
10. Closing Remarks by Scot Dube thanked everyone for their attendance and participation.
11. Adjourn at 21:05.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 03/25/2024
Date

Printed Name: Scot Dube

Signature: _____

