

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: JANUARY 11, 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: Property Owners to notify Board at email Board@TxDecordovaRanch.Com 48 hours prior to the meeting.
3. Approval of previous Meeting Minutes
4. DeCordova Ranch POA Board Member Vote
5. Committee Updates
 - a. ACC
 - Minimum Construction Standards Revision 1 Vote
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - Gate Upgrade Vote
 - f. Social
 - g. Welcoming
6. Road Project Discussion
7. Gate Sign Discussion
8. Management Company Review
9. POA Finances
10. Open Forum for Property Owners
11. Adjourn to Executive Session
 - a. Property Owner Violations Review
12. Return from Executive Session
13. Closing Remarks
14. Adjourn

Discussion

1. Opening Remarks- Called to order at 18:05 by Scot Dube after confirming a quorum has been met, as all Board Members were present. Scot Dube thanked everyone in attendance, and indicated the Board's top two priorities are roads and Governing Documents.
2. Open Forum for Property Owners: Kaycee Wells requested to speak to the board about two topics: Library Stand and Kids Pool Hop activity.
 - Library stands have different shapes and sizes and could even be themed. Community has the option to also register the library that allows people to find the library on web searches. The Social Committee took an action to find a theme for the Community, develop a proposal, and determine if there are tools/materials available in the Community that does not require a purchase.

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- Requested Owners and Social Committee to consider a pool hop activity be one with kids? The Social Committee took action to consider this activity and identify those interested in such an activity.
- 3. Approval of previous Meeting Minutes resulted in no additional comments being received. Scot Dube recused himself from the vote due to his absence from the meeting. A motion was made and seconded to approve as written, which passed with unanimous approval.
- 4. DeCordova Ranch POA Board Member Vote discussed that LynDee Groves was the only nomination for the position. The Board discussed confidence in her ability to serve in this role and noted LynDee's accomplishments while serving as the Treasurer. A motion was made and seconded, which passed with unanimous approval.
- 5. Committee Updates
 - a. ACC update provided by Laura Harrison. The committee has been a little light based upon the Holidays. Pool permits and new construction have come in that are currently under review.
 - Minimum Construction Standards Revision 1 has been approved by Legal with no additional comments by the ACC or the Board. A motion was made and seconded, which passed with unanimous approval.
 - b. Beautification updated by Ruth Stein. The committee's focus will now transition to correcting the landscaping and looking to get bids on flowers/plants for the spring. The Committee has asked the Board to reconsider the use of Proscapes. The committee's basis for this request is due to having problems with the vendor's communication of what is being done, what actions were taken, and scheduling actions to take.
 - Discussion on ProScapes included a contract review. Mulch was just brought in yet scheduled for March. No real oversight. Concerns irrigation checks at Community Center have not occur. The Maintenance Committee took an action to support oversight of landscaping actions.
 - Committee to the action to get quotes on Landscaping services.
 - The remainder of the invoices will go to Ruth Stein for review prior to approval.

The committee is developing an "expectation" of what each garden/landscaping area should look like.

- c. Governing Documents Committee did not have anyone in attendance to present.
- d. Maintenance update provided by Gene Whitling. The committee identified a water breach in the retaining wall from the home in the Community behind ours. Mike Covert took action to take photos and work with Legal to identify options.

A discussion on equipment storage at the Community Center and the need to determine a permanent storage solution. The current area is not going to be efficient with community decorations.

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- e. Security update provided by Paul Stein. Cameras are up and running at the Community Center. The committee requested the Board to establish a privacy policy that defines the circumstances that information/photos/videos can be released to Property Owners.
 - Gate Upgrade Vote- Discussion was held on the Cellgate proposal provided to the Board. Based upon the discussion, the Board has determined to continue to explore additional technologies. This project will need to be prioritized, as the current gate hardware is failing and obsolete.
 - f. Social update provided by Rhonda Gasper. The committee met and reviewed the upcoming activities. The committee indicated that volunteers are getting few and far between. Without further support and Property Owner turnout, it's becoming not worth the time and effort. The committee is exploring the Remind App to communicate community events.
 - g. Welcoming did not have anyone in attendance to present.
6. Road Project Discussion – Two bids have been provided and were reviewed by the Board. Discussion was that the proposals are not 100% apples to apples comparison, but close enough for a good comparison. Bids were broken down into two options:
- a. DeCordova Ranch Road (Davis Road Gate to Stop Sign): \$71,370 or \$152,388
 - b. Total Community: \$659,897 or \$785,592.50

The Board will need to determine how to fund this project: loan, special assessment, or phased approach with annual assessments. Current concern is phased approach will have the roads in constant repair, loan will require interest payments, and special assessment could impact Property Owners at \$5,500 per household.

- 7. Gate Sign Discussion was led by Lezlie Graven. There is a need for a message board for the Community to provide Owners with messages of events or actions. Options available from \$600-\$1700 depending upon the size, electronic/manual changing, etc. The discussion was to consider using the Remind App like Social Community Events for this purpose vs having another expense.
- 8. Management Company Review noted that the “punchlist” provided to the POA to finalize a company is almost complete. The remaining items are accounting and ACC information, that can easily be provided. The Board will need to set a date to start such a contract and make the contract available to the Community.
- 9. POA Finances- Reviewed by LynDee Groves with no concerns being identified.
- 10. Open Forum for Property Owners resulted with no additional Property Owners requesting to speak.
- 11. Adjourn to Executive Session at 20:30.
 - a. Property Owner violations were reviewed, and the Board agreed that notice of violations are to be sent.
- 12. Return from Executive Session at 21:30.

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13. Closing Remarks by Scot Dube thanking everyone again for their attendance, and for LynDee Groves acceptance of the Board position.

14. Adjourn at 21:33

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 2-29-24 Printed Name: Scot Dube
Date
Signature: 