

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: July 27, 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: 48 HR Notification to Board of request to speak.
3. Approval of previous Meeting Minutes
4. Committee Updates
 - a. ACC New Member Nominations
5. Landscape Contract and Services Review
6. June Financial Review
7. Open Forum for Property Owners
8. Adjourn to Executive Meeting
 - a. Property Owners in CCR violations
 - b. Gate Irrigation
 - c. POA Legal Review
9. Return from Executive Meeting
 - a. Announce any vote or actions determined from Executive Meeting
10. Closing Remarks
11. Adjourn

Discussion:

1. Meeting was called to order by Scot Dube at 6p. A quorum was met, as all Board Members were present. Scot Dube announced that the lawsuit with the POA has been settled. The Board is now waiting for final court documents to be provided by Legal Counsel. An Official Statement will come out to the Community once the court documents have been received.
2. Open Forum for Property Owners:
 - a. A question was asked about the total cost in legal fees. James Stone's review is roughly \$22,000 in legal fees since Board has taken over on October 3, 2022.
 - b. Red and White Dump truck that is going across the bridge off POA. Discussion with Property Owners present is that the builders were using the rocks from that side of the area. Builders work for Phil Hope, and it came from his property. No concerns other than the use of the broken roadway.
3. Approval of previous Meeting Minutes conducted by Michael Covert. A review of May 25, 2023 Board meeting minutes, June 24, 2023 Annual Members meeting minutes, and June 24, 2023 Board meeting minutes was conducted, with no additional comments or changes being requested. A motion was made and seconded on each document review for approval, which resulted in unanimous approval by all board members.

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4. Committee Updates

- a. ACC update provided by Laura Harrison. ACC has had a busy month with the reduction of two members. ACC is looking for a third member to meet CCR requirements. Discussion was held regarding if the ACC could add additional non-voting members to provide additional comments and challenges on submittals for quality reviews. This resulted in the Board not finding a conflict with the CCRs that would not allow this change but is looking for the ACC to provide additional controls to ensure that only three would have the approval/denial abilities.

Additional discussion was had on the differences between a Retaining Wall vs a Garden Walls. Review of the ACC Standards noted that all walls, no matter their classification, would require ACC approval. Garden walls are defined as being no more than 24" in height and generally not needed to hold soil to prevent shifting and erosion.

- b. Beautification Committee did not have a member present. Michael Covert took an action to follow-up with Chair on flower replacement at the gates, as questions have been submitted to the board on this topic.
- c. Maintenance Committee update provided by Gene Whitling. Committee is currently working on the Pavilion and indicated a Property Owner has volunteered to paint the light fixtures. The committee is also looking into leaf guards on the gutters and the fan blades.

Discussion was held regarding the bridge at the Community Center, and that the Maintenance Committee could build a bridge if POA provided the materials. The estimated cost for this project is \$900. This project will be reviewed by the Board.

Lezlie Gravens and the volunteers were recognized for the Community Center clean-up. Over 20+ people participated, and their work was excellent.

- d. Governing Documents Committee did not have the Chair present, but update was provided to the Board via email. Lorraine Miller and Mark Lowrey have volunteered to be on this committee, and the Board thanked her for her support. The committee has three members but is always looking for more.
- e. Social Committee update was sent electronically to the Board. Lezlie Gravens noted that the August movie night has been cancelled due to the heat, and that coming up is DeCordova Fest and National Night Out.

- 5. Landscape Contract and Services Review was conducted by the Board with those present. Discussion included inputs from the Maintenance Committee and complaints provided to the Board electronically regarding the poor performance of the Contract. Board will invite the Contractor to meet in an executive session to discuss poor performance and path forward.

- 6. June Financial Review was provided by James Stone.

- 7. Open Forum for Property Owners resulted with no further comments being made.

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8. Adjourn to Executive Meeting at 7:20p.
 - a. Property Owners in CCR violations- Members will receive a violation letter with requested actions to be taken.
 - b. Gate Irrigation discussion with the Property Owner. After review and discussion, no further action is needed by the Property Owner or the POA currently since we did not modify any sprinkler heads.
 - c. POA Legal Review noted that a change management plan will be needed to support the current path of the POA. The discussion concluded that quotes for new gate controls are needed, removal of POA name from Bob White gate is needed, and tree removals need to be added to the road improvement project.
9. Return from Executive Meeting at 9:12p. Announced the summary of actions and that no vote was taken.
10. Closing Remarks by Scot Dube and thanked everyone's support.
11. Adjourn at 9:13p.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 8-17-23 Printed Name: Scot J. Dube
Date Signature: 