

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION

## BOARD MEETING

DATE: June 24, 2023,

TIME: 3:30PM- 6:00PM

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. Adjourn to Executive Session
  - a. Officer Positions
4. Return from Executive Session
  - a. Announce Officer Positions
5. 2024 Budget Review
  - a. Vote and Approval of Annual Assessments based upon majority voting results.
  - b. Vote and Approval of the 2024 Budget Plan
6. June Financial Review
7. Modifying Governing Documents Strategy
  - a. CCRs- POA Vote
  - b. Timeline to re-establish R&Rs
8. Open Forum for Property Owners
9. Closing Remarks
10. Adjourn

DISCUSSION: Meeting was called to order by Scot Dube at 3:35p. Elected Board Members took their positions except James Stone, who was not present.

1. Opening Remarks by Scot Dube thanked everyone who remained over for the Board Meeting, and the agenda was reviewed.
2. Open Forum for Property Owners: No Property Owner requested to be heard had been made, and no one in attendance requested to speak.
3. Adjourn to Executive Session occurred at 3:42p.
  - a. Officer Positions reviewed. A vote for Directors to fill positions to align to the nomination process was proposed and seconded and was unanimously approved by present Board members.
4. Return from Executive Session at 3:47p.
  - a. Announce Officer Positions:
    - i. President: Scot Dube
    - ii. Vice President: Mike White
    - iii. Member at Large: Lezlie Gravens
    - iv. Secretary: Michael Covert
    - v. Treasurer: James Stone
5. 2024 Budget Review included the assessment tool provided by James Stone.
  - a. Annual Assessment Rate: With the POA approval to increase the Annual Assessment Rate, the Board discussed implementing this new rate in Q4 of 2023, which aligns with

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the assessment tool. A vote was proposed and seconded and was unanimously approved by present Board Members.

- b. 2024 Budget Plan provided by James Stone was reviewed for any changes. No changes were requested. A vote was proposed and seconded and was unanimously approved by present Board Members.

- 6. June Financial Review was provided by Michael Covert. No specific line item or challenge on payments was made. Scot Dube thanked the Beautification and Maintenance Committees for their continued efforts that have greatly reduced the overall water and landscaping costs.

Discussion regarding Community Volunteer Day in order to support cleaning up around the Community Center and gates as part of a cost saving initiative. Lezlie Gravens took action to develop a list of activities and communication to the community to coordinate this effort.

- 7. Modifying Governing Documents Strategy was provided by Michael Covert.
  - a. CCRs: The Board will be proposing modifications to the CCRs that will include the ability of the POA to fine Builders, establish a process for Initiation Fees, and a modification process by the POA. Current ability to change the CCRs will require 67% approval of the total POA Members. This will be a large campaign the Board will need the Community's support on. A request for anyone with legal or procedure writing experience to join the Governing Documents committee was made.
  - b. Timeline to re-establish R&Rs: R&Rs need to be re-established. Modifying the CCRs will be a lengthy process, therefore, the POA needs to review the 2020 R&Rs for consideration, revision, and approval. Action given to Michael Covert to provide the Community with the 2020 R&Rs and add to the August Board Meeting agenda.
- 8. Open Forum for Property Owners provided the following discussion:
  - a. The Bob White Gate has the name of the Community on it, yet the area is not being maintained. The Board took an action to meet with Mr. Phil Hope to discuss correction and further actions.
  - b. Plaintiffs are working with Mr. Phil Hope with discussions around road repairs and the Bob White Gate. The Board is waiting for final paperwork from the settlement for an official announcement to the Community to be made.
- 9. Closing Remarks provided by Scot Dube and thanking everyone for their continued support of the POA and the Board.

- 10. Adjourned the meeting at 5:03p.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: July 27, 2023  
Date

Printed Name: Scot J. Dube

Signature: 