

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: June 24, 2023,

TIME: 2:00PM- 3:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Financial and Budget Review
3. Property Owner's In-Person Voting
4. Counting of Votes
5. Announcement of Voting Results
  - a. Election Of Board Members
  - b. Annual Assessment Rate
6. Closing Remarks
7. Adjourn to Board Meeting

Discussion: Meeting was called to order at 2pm by Scot Dube. All Board Members were present except James Stone, Treasurer.

1. Opening Remarks provided by Scot Dube via Presentation, attached for reference.
  - a. Discussion held about Board Nominations noted that Property Owners post May Board meeting requested to remain on the ballot for consideration prior to finalization of the ballot. Michael Covert, Secretary, informed that moving forward, a clear deadline for acceptance of nominations would be made to remove any confusion.
  - b. Discussion was held about how the Board plans to fill any vacancy on the Board should Board Members resign. The Board noted that per the By-Laws, it is on the Board to identify and vote for replacement members. The Board has been asked to consider allowing the POA to vote on any replacement.
2. Financial and Budget Review was included in the Presentation. Discussion for financial options noted that the Board's primary focus for request to increase the annual assessment rate is to meet the increase in trash collection services and build additional funding for road repairs and replacement.
  - a. Discussion on roads resulted with the Board being asked to provide a project plan to the POA on how this will occur, and specific considerations for a loan vs cash-basis project.
3. Property Owner's In-Person Voting started at approximately 2:53p with Michael Covert, Secretary, and POA Property Owner Patty Kelley.
4. Counting of Votes determined approximately 61 votes were cast by POA Members. Not all ballots indicated a mark for one or more categories. One ballot was received after the vote was counted but was not included in the following results:
  - a. Director 1 Position:
    - i. Audrie Tibljas- 8 Votes
    - ii. Mike White- 52 Votes

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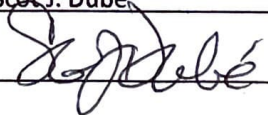
- b. Director 2 Position:
    - i. Scot Dube- 55 Votes
  - c. Director 3 Position:
    - i. James Stone- 59 Votes
  - d. Director 4 Position:
    - i. Michael Covert- 54 Votes
  - e. Director 5 Position:
    - i. Lezlie Gravens- 39 Votes
    - ii. Brian Shoemaker- 18 Votes
  - f. Fee Increase:
    - i. For: 47 Votes
    - ii. Against: 11 Votes
5. Announcement of Voting Results occurred at 3:22p to those present.
- a. Election Of Board Members: All Director level positions filled with majority of votes in each Director Position.
  - b. Annual Assessment Rate: Passed to increase to \$300 per quarter.
6. Closing Remarks by Scot Dube invited everyone to remain for the upcoming Board meeting.
7. Adjourn to Board Meeting at 3:30p.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: July 27, 2023  
Date

Printed Name: Scot J. Dube

Signature: \_\_\_\_\_







# DECORDOVA RANCH POA ANNUAL MEMBERS' MEETING

June 24, 2023





# CURRENT BOARD IS WORKING HARD AND APPLYING THEIR TALENTS FOR OUR COMMUNITY:

- Scot J. Dubè, President
- Mike White, Vice President
- Mike Covert, Secretary
- James Stone, Treasurer

We recognize **James Holtzclaw** for everything he did while serving in the Member at Large position.

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# MAJOR POA ACCOMPLISHMENTS SINCE OCT 2022

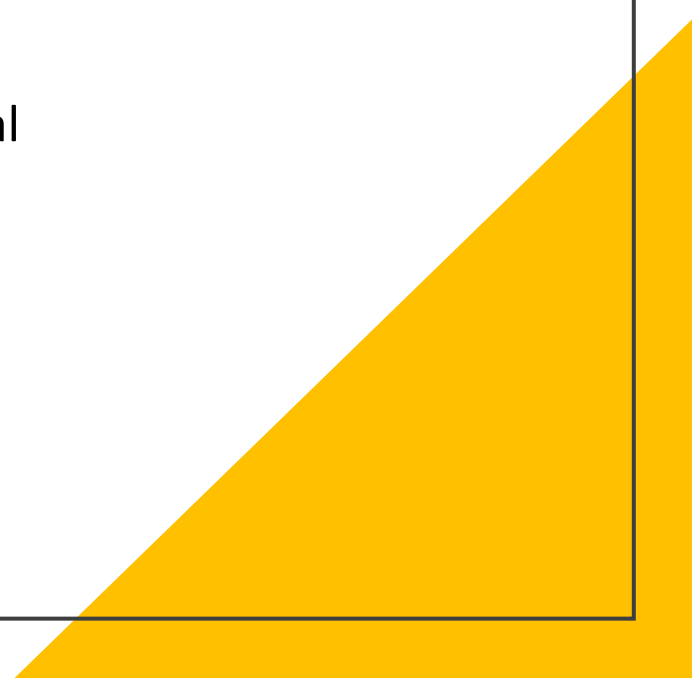
- Established the POA as a Legal Entity
- Took full control of bank accounts, approving invoices, managing transfer documents
- Auditing past financials
- Obtained an understanding TX state law and ensuring compliance
- Addressing the lawsuit from Property Owners
- Review of CC&R's, Rules & Regs, Bylaws and look for areas of improvement:
  - Updated ACC Rules and Regulations effective June 9, 2023
  - Updated Bylaws to make collection of annual maintenance fees beyond a legal challenge
  - Established Document Control and Retention policies effective June 15, 2023
- Assess repairs and maintenance needed short term
- Suggestions for our 2023-2024 Budget with a focus on banking money for Roads!
- Significant Cost Savings from landscaping bid process, monitoring water usage, volunteers from Beautification and Maintenance Committees
- New website: [www.txdecordovaranch.com](http://www.txdecordovaranch.com) established emails for board members as required by state law.



# REMAINING ACTIONS FOR 2023

- A financial plan for roads
  - Update governing documents to ensure we have a clear legal right to do our jobs
    - What is reasonable to ask from builders wanting to work in our community?
    - Although we prefer to work with builders before we fine them, don't we need this ability as outlined in our governing documents?
  - Continue to work close with our committees to maximize their contribution
  - Continued upgrades to our security system: Community Center, Close Rhea Road Gate
  - Continue to work closely with ProScapes to ensure our community is groomed to our satisfaction
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# 2023 BUDGET DISCUSSION AND VOTE

- Our current maintenance fee will take us approximately 32 years to accumulate enough cash to complete our roads:
    - \$266.10 – 32 yrs.
    - \$271.20 – 28 yrs.
    - \$300.00 – 16 yrs.
    - \$377.00 – 8 yrs.
  - An increase from \$266.10 to \$300/quarter helps us bank an additional \$17K/year towards roads
  - We need to absorb an increase in trash fees
  - There has been no increase in maintenance fee since 2020
  - Inflation is impacting our budget
  - Your board unanimously recommends adoption of the new annual maintenance fee of \$1,200, invoiced \$300 quarterly
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# CLOSING REMARKS

- We love to hear from our property owners and serve them to the best of our ability!
- We appreciate the praise you have given us for making decisions to improve our community.
- We are not prefect and open to constructive criticism, ***ALWAYS!***



