

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: APRIL 25, 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. POA Finances
5. Road Project Discussion
6. 2024 Annual Meeting Discussion
 - a. Budget proposal by project and Committee
 - b. Director Voting process
7. Committee Updates by request
8. Management Company Implementation
9. Open Forum for Property Owners
10. Adjourn to Executive Session
 - a. Account Review
11. Return from Executive Session
12. Closing Remarks
13. Adjourn

Discussion

1. Opening Remarks by Scot Dube at 18:00. The meeting started after confirmation of a quorum with all current Directors present. Scot discussed that the roads are a priority for the Board in all discussions, and that the Board has asked if there is an ability to have the roads completing by the end of August 2024. To support road repairs, an understanding of additional financial support is required. Therefore, a discussion with banks for financial approvals for Property Owners who may desire this option has been conducted, and a preferred lender is currently under review. Property Owners will be advised of road repair options and the plan once it is finalized. Scot noted that the road patching activity by community members was very successful and thanked those involved. Gate call box project is complete with the final configuration installed and working. DT Roofing has completed its first project thanks to Gene Whitling finding holes in the roof. A second project is underway to ensure squirrels can no longer get into the attic area. Scot thanked the Governing Documents Committee for its recent meeting and is looking forward to getting this massive project started. Recent reports of an EcoLab Representative in the neighborhood walking around soliciting was escalated to the Board. Law Enforcement was notified. The individual was later found in the area and escorted out of the POA by a Board Member. A reminder that the Property Management Company will be in place starting May 1, 2024. The Board recognized Nelda for all the time and effort she has given to the Community over her 17 years of service, and the Board will continue to work with Nelda during the transition.
2. Open Forum for Property Owners did not result with any request.

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3. Approval of previous Meeting Minutes was reviewed with no additional comments provided. A motion was made and seconded, resulting in the minutes being approved with an unanimous vote.
4. POA Finances were presented by LynDee Groves. Discussion on the increase of water usage at the Community Center and the potential of sprinkler issues. Chad ProScapes identified an area that was now on that the Board had previously turned off. The area has now been turned off and will be monitored. The Board took an action to see if rain sensors are an option to ensure best practices with the sprinkler system. Additional discussions were:
 - The challenge regarding what the budget planned vs actual spending resulted in the budget still being met overall. Road maintenance has been the highest achievement as it has been lower than expected thanks to volunteer's vs 3rd Contracting services.
 - Legal Fees are over budget based upon closeout of the lawsuit taking longer than expected, which caused additional fees. The new property management company will assist with this going down, as the company provides certain document reviews as part of the monthly cost.
5. Road Project Discussion: Presented by Marion who has coordinated with Hood County on developing an RFP for bidders to submit with a single standard for assessing. Hood County provided inputs into the RFP and provided examples to identify an appropriate standard to apply. The current plan is to have bidders evaluate the foundation of each road vs a "one and done" option to support a lower cost. Three options: Project Team will meet this week and then submit the RFP to bidders and evaluators. Only five companies have been identified that can offer these services, so the Committee is asking for all five to provide a bid. Contractors will be provided one month to return options that also includes the Community Center parking lot.
6. 2024 Annual Meeting Discussion resulted with a decision to set June 29th as the annual meeting. In-person ballot casting will be available from noon to 13:00. The Annual Meeting will be held from 14:00-16:00, with a BOD meeting 16:00-17:00.
 - a. Budget proposal by project and Committee was discussed as followed:
 - ACC budget: Current = 0 with none expected. ACC to confirm prior to May BOD Meeting.
 - Beautification budget: \$2,000 currently but is over for this year. Beautification Committee to provide an estimate prior to May's BOD meeting.
 - Governing Documents budget: Current =0 with none expected.
 - Maintenance budget: Current=0 but has incurred cost. Committee is to provide an estimate prior to May's BOD Meeting.
 - Security budget: Current =0 as all cost associated with this committee are viewed as projects, which are then added to the overall monthly O&M costs for the POA.
 - Social budget: Current = 1,000 and is over budget. A plan has been provided to the BOD for review and to include in the 2025 budget planning.
 - Welcoming budget: Current= 0 with none expected.

Michael Covert took the action to coordinate with each Committee their update prior to the May BOD Meeting.

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- b. Director Voting process include the two Director positions that are open. Nominations have come in on the survey. Michael Covert took an action confirm with the nominees their interests, and to provide draft in-person and absentee ballots for approval at the May BOD meeting.
7. Committee Updates by request only resulted in Laura Harrison providing an update for the ACC. The ACC Committee has begun reviewing options for landscaping screens. Additional reviews and assessments will be provided to determine a need to update the Minimum Construction Standards.
8. Management Company Implementation was provided by Michael Covert. The Management Company will start supporting the community on May 1, 2024. The Board is currently working with the company to set up all Property Owners in the Management Company's database. All current actions are currently tracking well, with no concerns identified at this time. The Board will send out contact information to the Community for the Management Company.
9. Open Forum for Property Owners resulted in asking when the next BOD meeting will be. After discussion and calendar reviewed, it was determined to be on May 30th.
10. Adjourn to Executive Session @ 19:54.
 - a. Account Review
11. Return from Executive Session @21:02.
12. Closing Remarks by Scot Dube who thanked everyone for attending and for the feedback provided.
13. Adjourned at 21:05.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 6-29-24
Date

Printed Name: Scot Dube

Signature: 