

DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: MARCH 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. Committee Updates
 - a. ACC
 - b. Beautification
 - c. Governing Documents
 - d. Maintenance
 - e. Security
 - f. Social
 - g. Welcoming
5. Road Project Discussion
6. POA Finances
7. Open Forum for Property Owners
8. Adjourn to Executive Session
9. Return from Executive Session
10. Closing Remarks
11. Adjourn

Discussion:

1. Opening Remarks provided by Scot Dube, after calling the meeting to order at 18:00. A quorum was identified as Scot Dube, LynDee Groves, and Michael Covert present. Scot thanked everyone who was in attendance and advised that the Board had accepted Mike White's resignation from the Board. The Board acknowledged that Mike White had participated in the previous Board with the Developer and continued his service to the Community for the last year and half on this Board.
2. Open Forum for Property Owners resulted with one Property Owner requesting to speak related to drainage concerns from their property. After providing the Board with photos of the issues around their property and their planned corrective actions, the ACC will evaluate if additional drainage actions should be taken, and Board took an action to determine Developer, POA, and Property Owner's responsibilities for correction.
3. Approval of previous Meeting Minutes was conducted by Michael Covert. February 2024 meeting minutes were reviewed with no further comments. A motion was made and seconded to approve the draft minutes, which resulted in unanimous approval.
4. Committee Updates
 - a. ACC update provided by Laura Harrison. ACC is currently reviewing one application while supporting requests to evaluate drainage issues from newly built homes due to the recent rainfall. A discussion around the use of privacy screening on fences was held that included review of CCR and the Minimum Construction Standards. Determination

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was made that additional clarification of the use of Privacy Screens is needed in the Minimum Construction Standards. ACC took an action to provide proposed language to the Board for legal review and approval.

- b. Beautification update provided by Ruth Stein. Committee is currently reviewing the updated contract from Chad Proscapes and identifying the changes proposed. During the review, the Committee and the Board agreed that the current changes are not acceptable. Michael Covert took an action to notify Chad Proscapes that all services are to stop with the current contract expiration of 4/1/24, and that further negotiations are required prior to any new contract being accepted.
 - c. Governing Documents are currently on-hold pending the new Management Company starting. The Board will have the Management Company provide this committee with examples of similar properties Rules and Regulations to create a starting point.
 - d. Maintenance update provided by Mark Willis. This Committee has been fixing sprinklers and evaluating current trees that need trimming. The Board will look for a landscaping contractor to take this on once an agreed contract is made.
 - e. Security update provided by Paul Stein. The Committee appreciates the new CellGate System that has been installed. Review of the current license plate camera is continuing with support from the Board. Discussion noted that there are lots currently for sale that are not part of the POA yet are directly tied to Legend Court. The Board took an action to reach out to the owners to establish any intent to join the POA, as well as assess fencing/barriers between the properties.
 - f. The Social Committee was not present at this meeting. Discussion thanked the Committee for their efforts in a successful community garage sale. Upcoming activities are listed in the Monthly Newsletter, as well as on the POA's website: www.TXDeCordovaRanch.Com.
 - g. Welcoming was not present at this meeting.
5. Road Project discussion was led by Marion Miller. The two bids that were received have been reviewed and determined to be inadequate, as both bids were not a same-same comparison. In addition, it was confirmed that both bids did not include all streets within the community. Marion is currently working with Hood County Maintenance to identify all code requirements the POA is expected to meet, and then will seek additional bids.
- a. Legal has provided the Board with a bid procedure to follow. A motion was made and seconded to add the review and approval of this procedure to the agenda, which was unanimously approved.
 - b. A review of the procedure noted that this procedure defines the minimum standards a vendor/contractor must provide for a bid to be accepted for consideration. Upon completion of the review, a motion to accept the procedure was made and seconded. After unanimous approval was received, Michael Covert signed this procedure and provided it to Nelda for notarizing. This approved procedure will be submitted to legal

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for issuance in Hood County records, and an official copy provided to the community and placed on the POA website.

6. POA Finances was reviewed by LynDee Groves. The POA is currently cash positive, and current 2024 Q1 assessments are coming in. In reviewing the previous year's expenses, the POA has reduced the overall O&M costs.
7. Open Forum for Property Owners resulted with one Property Owner requesting that the Board look at updating the POA Financials to include a column for Budgeting. LynDee Groves took this action.
8. Adjourn to Executive Session at 19:55
 - a. Review of Board Resignation
9. Return from Executive Session at 20:30 to announce that the Board will not fill the Director position vacated by Mike White's resignation. This position is up for election during the 2024 June Annual Meeting, and will be filled at that time.
10. Closing Remarks by Scot Dube, who thanked everyone who attended and for the Road Committee's efforts.
11. Adjourn at 20:35

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 04/25/2024
Date

Printed Name: Scot Dube

Signature: _____

