

DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION

BOARD MEETING

DATE: May 25, 2023,

TIME: 6:15PM- 8:00PM

LOCATION: Spring Creek BBQ Meeting Room, 317 W HWY 377, Granbury, TX 76048

AGENDA:

1. Opening Remarks
2. Open Forum for Property Owners: Notify Board within 48 hours of meeting of intent to speak.
3. Approval of previous Meeting Minutes
4. Nomination of Property Owners for Board of Directors
 - a. Reading of Names
 - b. Acceptance of Nomination- Each Nominee provided 3 minutes.
 - c. Ballot Creation process
5. ACC Guidelines Review and Approval
6. Committee Updates
 - a. ACC
 - b. Security
 - c. Beautification
 - d. Social
 - e. Maintenance
 - f. Governing Documents Committee
7. Legal Status of POA:
 - a. Two Policies have been filed, establish an effective date.
 - b. Settlement discussion
 - c. Document Retention Policy
8. April Financial Review
9. Budget Review
10. Open Forum for Property Owners
11. Closing Remarks
12. Adjourn

Discussion

1. Opening Remarks provided by Scot Dube. The meeting was called to order at approximately 6:15p after a quorum was confirmed, as all Board Members were present. Scot Dube thanked all in attendance and reminded the Board that the Special Meeting held on May 6, 2023, included an approval to settle the on-going lawsuit. The Board will continue this discussion in a later agenda item.
2. Open Forum for Property Owners did not result in any Property Owner requesting to be heard either in advance or those in attendance.
3. Approval of previous Meeting Minutes started with a review of the April 29, 2023, meeting minutes. All comments provided by the Board were included in the final minutes. A motion was made and seconded, and the minutes were approved with a unanimous vote.
 - a. A review of the May 6, 2023, Special Meeting was conducted. After no comments or changes were requested, a motion was made and seconded. The minutes were approved with a unanimous vote.
 - b. Discussion was held regarding draft minutes provided to the community as part of the notification of a board meeting. Michael Covert took the action to ensure this occurs.

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4. Nomination of Property Owners for Board of Directors
 - a. Reading of Names was conducted by Michael Covert by position. All nominations received via email and the community survey were read.
 - b. Acceptance of Nomination by position as follows:
 - i. President: Scot Dube accepted the nomination for a two-year term.
 - ii. Vice President: Mike White accepted the nomination for a one-year term.
 - iii. Member at Large: Leslie Gravens and Brian Shoemaker accepted the nomination for a one-year term.
 - iv. Treasurer: James Stone accepted the nomination for a three-year term.
 - v. Secretary: Michael Covert accepted the nomination for a two-year term.No other persons nominated accepted the nomination for their respective position.
 - c. Ballot Creation process will be conducted over the next two weeks. Absentee ballots will be mailed to the community, while in-person ballots will be available at the annual meeting on Saturday, June 24, 2023.
5. ACC Guidelines Review and Approval included a review of the final document. Discussion noted that a typo existed on the exterior community fencing, as it should read "eight feet" vs six feet. This error was corrected in the document. Discussion with Board and Attendees noted that the document will require the ACC to review all submittals within 45 days. Discussion noted that this is the max amount of time the Committee has to approve or reject a submittal, and will remain as written as a starting point. Should this time frame cause delays, or further guidance is needed regarding denials and resubmittals, the Board and ACC will address any concerns at this time. The Board noted that this timeframe is sufficient for the initial guidelines. A motion was made and seconded, and the ACC Guidelines was approved with a unanimous vote with the correction.
6. Committee Updates
 - a. ACC updated was provided by Laura Harrison. The committee's priority was the finalizing of the review and comments on the ACC guidelines. Based upon legal counsel's review, the Committee has been reduced to only three personnel to comply with CC&Rs: Laura Harrison as Chair, Summary Haayer, and Lynne Byrne.
 - b. Security Committee did not have any updates to provide at this time. The Board has asked the Committee to evaluate a need for cameras at the Lonesome Street Gate and the Community Center.
 - c. Beautification Committee by Jessica White noted that the Chair provided the Board with concerns regarding cross responsibilities among different Committees, which has caused some confusion within the Committee. The Board asked that the Beautification Committee meet and provide the Board with a roles and responsibilities list that the Committee is willing to oversee.
 - d. Social Committee update was provided by Beverly Stone. The ice cream social was not very well attended, which is disappointing as vendors had volunteered their time and money into providing the ice cream. The first movie night was held on a Thursday to work out all the "bugs" to ensure future events went smoothly. Good attendance at the Movie night, and the 3rd Friday of each month will be set aside for this event. The Committee thanked the Community for volunteering movies to be used. Committee will continue to work with the Board on Movie approvals from the Distribution Houses to ensure legal compliance. A recommendation was made for the Board to consider a "Sponsorship Committee" to support events the Social committee is planning. After

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discussion, the determination was made to leave this responsibility with the Social Committee at this time.

- e. Maintenance Committee update was provided by Gene Whitling. Gene was recognized by the Board for the great work he has done to the Davis Road gate, and the extra efforts he has made by finding parts to keep upkeep costs low. Gene recognized the support he receives from John Hudgins in this effort. The Committee will now focus on the Rhea Road Gate and Community Center.
 - f. Governing Documents Committee is looking for volunteers per Chairwoman Janelle Hudgins. Michael Covert to put out an email to the Community looking for volunteers. The Committee will start on the R&Rs for the Community, which is the next governing document that the Board will need to approve.
7. Legal Status of POA:
- a. Two Policies have been filed: Document Retention and Records Production and Copying. These two policies will go into effect for the community starting June 15, 2023.
 - b. Document Retention Policy and Record Production and Copying policies will be provided to the Community as part of the communication from Michael Covert to the Board.
 - c. The Board has approved a settlement on the POA from the May 6, 2023, Special Meeting. Legal Counsel is currently working on the final language in the settlement, which also will include an official POA statement that will be made to the Community. The Board recognizes that the Community has questions related to the lawsuit, and again refers all Property Owners to the official lawsuit filing for any questions as to what exactly the POA is being sued for. The Board will continue to work with Legal Counsel on information regarding the settlement with the Plaintiffs and will ensure that once an official statement is available that it is made to the Community.
8. April Financial Review was provided by James Stones. The document used in this review will be provided to the Community by Michael Covert.
9. Budget Review was provided by James Stone. A model is being created to provide options to Property Owners and the Board for the upcoming Annual Meeting. A demonstration of the development model was provided, and the Board was shown budget examples to demonstrate how the model will work. The final model will be used at the annual meeting to support the discussion on the 2023-2024 budget and annual assessment process.
10. Open Forum for Property Owners involved the following discussions:
- a. Upcoming Annual Meeting details. The Annual Meeting will be held on June 29, 2023, at the United Cooperative Community Center, and will include the Board Vote Results and Budget Review.
 - b. Recommendation for a Volunteer Day in the Community. If planned and coordinated correctly, this will support Community teens that require volunteer hours for graduation. Discussion included Board to consider a Liability Waiver with Legal Counsel in support of this recommendation. Discussion also noted that this needs to occur sooner rather than later, especially at the Community Center Kitchen area.
 - c. Board to look at vacant lot landscaping and upkeep. Nelda will conduct a drive through of the Community and notify builders and lot owners as applicable. Nelda also to look at all road signs in the neighborhood (stop signs, etc.) to identify those which need replacement.
 - d. Board to continue to work with Chad ProScapes on landscaping in the Community. Discussion included review of the Rhea Road and Green Way needing attention.

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- e. Board to consider removing reference to DeCordova Ranch from the Bob White Gate, as this area is not being kept up, and is privately owned. The Board will investigate this topic with Legal Counsel.
- 11. Closing Remarks provided by Scot Dube, who thanked all those in attendance, and for the Committees. Noted that a lot of work is still needed for the Community, and that it will take all of us to work together to make it successful.
- 12. Adjournment occurred at approximately 8:07p.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: July 27, 2023
Date

Printed Name: Scot J. Dube

Signature: _____

