

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: NOVEMBER 30, 2023

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: Property Owners to notify Board at email [Board@TxDecordovaRanch.Com](mailto:Board@TxDecordovaRanch.Com) 48 hours prior to the meeting.
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
  - a. Property Owner Violations Review
9. Return from Executive Session
10. Closing Remarks
11. Adjourn

## Discussion:

1. Opening Remarks provided by Mike White, who thanked everyone in attendance. After confirmation that a quorum had been met, the meeting was called to order at 18:12.
2. Open Forum for Property Owners resulted with no Owner requesting to be heard either prior to the meeting or those in-person.
3. Approval of previous Meeting Minutes- A review of the minutes did not result with any additional comments. A motion was made and seconded to approve the minutes, which was unanimously approved.
4. Committee Updates
  - a. ACC did not have a member present to update on the latest committee activities. Chairwoman Laura Harrison did provide an update to the Board via email prior to the meeting that indicated the ACC has no further comments to Rev 1 of the Minimum Construction Standards, and ready for legal to review. Board is planning to approve Rev 1 in December with January 1, 2024 effectiveness date pending legal confirmation.

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- b. Beautification did not have a member present to update on the latest committee activities. Lezlie Gravens did state that the pumpkins from the Halloween and Thanksgiving decorations were donated to Second Chance Farm. Comments from the Board and Public are that the gates look much better than last year and thanked the Committee for their efforts.
  - c. Governing Documents Committee resulted in a discussion that this Committee's objectives will be turned over to the Property Management Company to provide initial draft Rules and Regulations. Discussion by the Board resulted in that the Property Management Company to create a separate procedure for each topic verses a "one and done" document as before.
  - d. Maintenance Committee update was provided by Gene Whitling. The lights at the main gate have been fixed after determining the damage was made to an underground electrical cable. The area had been recently dug by ProScapes, and Board took an action to contact ProScapes for discussion. There is an outlet on the Davis Road Gate that only one socket works. The Basketball goal repair is still on-going with the invoice for the pole being provided to Nelda shortly, and the backboard is currently being worked. Chad with ProScapes has been contacted about the rain monitors for the irrigation system at the gates. Discussion noted this is \$200 dollars for the equipment and \$100 for installation. Board will wait for the invoice to consider and determine if a cost savings is possible.
  - e. Security Committee did not have a member present. Discussion noted that cameras at the Pavilion have been installed, but some challenges were received to their location. Request was made that potential relocation be considered that will include the monitoring of the restroom doors. Board will follow-up on the location on the cameras with the Security Committee and Alert360.
  - f. Social Committee update was provided to Leslie Gravens. The last activity for 2024 is on 12/20/23 @7p with Santa at the Pavilion. "You have been jingled" will start on 12/1.
  - g. Welcoming Committee did not have a member present nor provided an update for Board consideration.
5. Road Project Discussion was led by Mike White. Currently two vendors (Elite Paving and North America) have provided interest into doing this project. Both vendors have been asked to provide quotes on a price by SqFt for asphalt. Initial discussion was to do this on a phased approach, starting with Davis Rd- DeCordova Ranch stretch in March as the soonest, but March-April time frame is more realistic due to weather conditions. Each side street will then have its own phase to complete, with construction traffic and road conditions being considered. Additional comments indicated that consideration for Little Valley Court should be included in the first phase. Mike White will provide initial quotes to the Board by the end of the year.
6. POA Finances was provided via email to the Board by LynDee Groves. Discussion noted that the POA is still cash positive with no concerns noted.

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### 7. Open Forum for Property Owners

- a. What is the status of Delinquent Accounts and is the POA ok with any number of accounts going delinquent? Board responded that current number of delinquent accounts is less than this period last year, and that there are no concerns with the number we have. Board is currently working with the Property Owners to satisfy their account, with legal engagement where required.
  - b. Bags of asphalt are on Pinnacle Ridge for anyone who has potholes by their house that they want to be filled. Instructions are on the bag of how to use. Recommendation is to wait until it's warmer for smaller holes.
  - c. Will the Board have a December Meeting, as most families are unavailable? Discussion noted that the Board has the action to vote in a new Board member and approve Rev 1 of the Minimum Construction Standards in December, which may occur at a Special meeting verses a full Board meeting. Board will follow-up with the Community after a review of Calendar events to ensure a quorum is possible. Communication will be made to the Community via email and website.
8. Adjourn to Executive Session occurred at 19:22.
- a. Property Owner Violations Reviewed and input from Legal on next steps. No concerns were identified with supporting next steps.
9. Return from Executive Session at 20:09.
10. Closing Remarks provided by Mike White, who thanked everyone for their continued support for the Community.
11. Adjourned at 20:10.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: 01/011/2024

Date

Printed Name: Scot Dube

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

