

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION BOARD MEETING

DATE: SEPTEMBER 28, 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
3. Approval of previous Meeting Minutes
4. Committee Updates
  - a. ACC
  - b. Beautification
  - c. Governing Documents
  - d. Maintenance
  - e. Security
  - f. Social
  - g. Welcoming Committee
5. Community Center Cameras Project
6. Gate Upgrade Project
7. POA Management Company Services
8. July & August Financial Review
9. Open Forum for Property Owners
10. Adjourn to Executive Session
  - a. Property Owner Violations Review
  - b. POA Board Structure
11. Return form Executive Session
12. Closing Remarks
13. Adjourn

## Discussion:

1. Opening Remarks presented by Scot Dube. Thanked everyone for their attendance. Discussed that the Board understands roads is a priority, gate controls, etc.
2. Open Forum for Property Owners did results in any requests to speak.
3. Approval of previous Meeting Minutes resulted with a minor correction of the Adjourn time from "0906" to "9:06p". A motion was made and seconded to approve the minutes with the change and was unanimously approved.

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION

## BOARD MEETING

### 4. Committee Updates

- ACC- Chairwoman Laura Harrison provided the update for the ACC. The ACC is looking for Board approval to modify section 5.c of the Minimum Construction Standards. The Proposed language was submitted to the Board and reviewed and was displayed for discussion.
  - i. Discussion on the use of excavated stone for any type of wall due to at least two properties in the Community currently allowing these materials, and how the ACC has reviewed these and confirmed that these are not retaining walls vs a Garden Wall.
  - ii. A challenge was presented on where the definition of garden wall has come from, and if there is a standard the ACC has used for this verbiage. Confirmed that definition is a DeCordova Ranch POA specific vs an architect or engineering regulation. A concern was raised of using another POA/HOA's guidelines vs an Engineer or certified expert in this field to provide this definition.
  - iii. A challenge was provided as to if the use of variable compositions is part of the ACC's consideration for Garden/Retaining wall vs only the height as found in the Minimum Construction Standards. ACC acknowledged that there is not a set list of materials that the ACC is using, however the use of railroad ties and excavation rock for retaining walls will not be approved as the current Standard is written. ACC considers the weight of the material being used to determine if it is sufficient to withhold the materials behind it. If it is below the height requirement, the ACC will classify this as a garden wall. The overall materials used, i.e., stone, concrete or brick, do not matter if the materials are able to perform the function they are being constructed for.
  - iv. Recommendation was provided to the ACC to consider adding a width requirement (thickness) to the Retaining Wall. This would allow the current discussions and concerns of excavated stone to be eliminated, as excavated stone is not able to meet these widths.
  - v. Recommendation to the ACC was to also include retaining walls to have a double wall. ACC's position is that this is up to the Structural Engineer to determine what the appropriate design should be. Concern is that without specifics within the ACC guidelines, it is subject to interpretation and personal relationships.
  - vi. Discussion around placing the width requirements such as "greater than 1ft x 1ft, requires approval" will always require this information be submitted to the ACC for review and approval.
  - vii. Discussion on ensuring the ACC guidelines is inclusive or considerate of previous permits that have been approved in the neighborhood, and to ensure the Community/POA is not open to litigation for future builds. The ACC Guidelines came about as no set standard existed, and this was the basis after legal inputs.
  - viii. Action was given to Michael Covert to send the edits to legal counsel for review prior to the Board taking any further approval action.

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION

## BOARD MEETING

- Beautification- Chairwoman Ruth Stein provided the update for this committee. Ruth discussed the Davis Road issue and the dying landscaping. Committee worked with the Maintenance and identified that there is a line missing that is causing the water to runoff into the street. Chad ProScapes has provided an estimate to add the line and repair the system has been received and reviewed by the Beautification Committee and the Board. A motion to authorize Chad ProScapes to fix the sprinklers and the line was made and seconded and approved on a 3-1 vote.

A proposal for the decorations for Christmas was provided to the Board for review and approval. The purchase of the decorations would go over the current Beautification Committee budget by \$400. A motion was made and seconded for the Beautification Budget to increase by \$400, which was approved on a 3-1 vote.

- Governing Documents- No member of the Governing Documents Committee was present to provide an update.
- Maintenance- Chairman Gene Whitling provided an update to Scot Dube prior to the Board meeting. The Maintenance Committee and the Board thanked Audrie Tibljas for the support she provided with equipment and efforts to support the Community Center sign and fan blades replacement.
- Security- Chairman Paul Stein provided the update for this committee. Cameras at the Community Center project is on-going. Existing camera locations can be used with the new cameras. Looking to run a new line under the Community Center roof to view the parking lot. Project Cost is ~\$450 and monthly is additional \$60/month to the Alert360 contract. Cameras at the Community Center will remain in color at night unlike the gates due to new technology.
  - i. Discussion is that some of the cameras are freezing. Vendor assessment identified that this is due to an issue with Spectrum. Vendor will continue to troubleshoot to resolve.
  - ii. The Security Committee requested the ability to troubleshoot certain issues vs always calling a tech. The Board agreed.
  - iii. Discussion on security proposals to include an itemized list vs generic equipment to support a better review and understanding of equipment. The Board agrees.
  - iv. The Security Committee recommended working with the security camera installer to ensure that all security systems talk and work together on a single application. The Board agrees as this was the purpose of selecting Alert360 for security projects.

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION

## BOARD MEETING

- Social- McKay Sailor provided the update for this committee. The Social committee has been asked to select a chair. A reminder of the upcoming Oct 7<sup>th</sup> garage sale was made, and that those who wish to participate should purchase a \$10 sign from the Social Committee.

The National Night Out banner is out and Tuesday, October 3<sup>rd</sup>. This will be held at the Community Center and is BYOB. Starts at 6p.

October 14<sup>th</sup> is the first annual DeCordova Fest with food trucks and a band. Face painting, lighting, so come ready to party and have a fun time. Cornhole competition with prizes will require individuals to register a team. Friends, family, all invited, not just DeCordova Ranch.

- Welcoming Committee (addition): Patricia Walker was unable to attend but provided an update to Lezlie Gravens. The Committee is still working with the Board to ensure timely notifications of new families moving in. The Committee is working with Michael Covert on this item.
5. The Community Center Cameras Project was provided in the Security Committee update. No further discussion was made on this project during this time.
  6. Gate Upgrade Project is currently under review by the Security Committee. Discussion was made that a full system review and project evaluation is needed to continue. This will ensure that the new gate system will support the overall needs of the Community.
  7. POA Management Company Services was briefed by Michael Covert. The Board is currently reviewing potential Management Companies to support the recordkeeping and financial support (bill payments) for the Community. The Board will review proposals received and determine if this is an appropriate vendor to bring on for the Community.
  8. July & August Financial Review was provided by Michael Covert. James Stone was thanked for his support in the generation of these materials, as he has stepped down as a Board member and Treasurer. No major items were identified in this review.
  9. Open Forum for Property Owners had the following discussions:
    - Discussion was held on the status of the Davis Road Gate colors. Mike White discussed that the Board is currently waiting on estimates for sandblasting and sealant that can be used to match the two gates.
    - Discussion was held as to why the Board is no longer talking about Road Projects. The Board is currently looking at the financials to determine the best approach considering some roads still have major construction traffic.
    - Discussion was held as to what is the status of the Lonesome Creek Gate. The Board stated that there is no plan to turn this gate into a functioning entry/exit at this time. Michael Covert is working with EMS/FIRE/PD to update emergency response GPS to use the Davis Road Gate after discussions with Hood County EMS.

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION

## BOARD MEETING

10. Adjourn to Executive Session at 8:04p

- Property Owner Violations Review
- POA Board Structure

11. Return from Executive Session at 9:53. The Board announced the following:

- Property Owner Violations has been turned over to Legal for further inputs to pursue legal action on Property Owners currently violating the CCRs.
- POA Board Structure
  - Lyndee Groves has been voted to the Officer position of Treasurer.
  - The use of a Property Management Company has been approved.

12. Closing Remarks by Scot Dube thanked all those in attendance for the Board's continual efforts to help the Community move forward.

13. Adjourn at 10:02p.

Prepared By: Michael Covert, Secretary

Final Approval of the Board: \_\_\_\_\_  
Date

Printed Name: Scot J. Dube

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