

DeCordova Ranch POA
2026 Annual Meeting Minutes
June 27, 2026 2:00 PM CST
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049 and Via Zoom

Attendees:

- Janelle Hudgins- Treasurer
- Rená Stroud- Secretary
- Jacque Gordon – Vice President
- Scot Dube- Member at Large
- Ed Soler
- Residents: Sign In Sheet
- Property Management Group

I. Call to Order / Notice of Quorum

- Time called to order: 2:03 PM
- Quorum: Confirmed (sufficient board and member presence to conduct business)

II. Nominee Introductions

- Jacque Gordon introduced herself and provided a short bio to the membership.

III. New Business

A. Accounting Year Update to Calendar Year

- Summary:
 - Board discussed and confirmed change from fiscal year (July 1–June 30) to calendar year (Jan 1–Dec 31).
 - Result: 2026 budget to be treated as a half-year budget (remainder of 2026). Full 2027 budget to be prepared in an October workshop.

B. 2026 Financial / Budget Review and Discussion

- Summary:
 - Janelle Hudgins reviewed current account balances: operating account, road funds, reserve accounts.
 - Noted low reserve levels for HOA's age; recommended building reserves for major capital failures (gates, irrigation, park equipment).

- Major expense categories reviewed: gates & landscaping (over budget due to failures), utilities (unexpected high-water costs from failed irrigation/pipe), legal & management fees, and reserves.
- Presented proposed six-month interim budget (July–Dec 2026) and cash projections.

C. ACC Review — Cost Policy Discussion

- Summary:
 - Board and attorney guidance reviewed limits on taking deposits from builders; board may charge reasonable application fees.
 - Proposed fee schedule discussed: builder/new home application, pool, fence, outdoor building fees.

D. Road Paving Impact Presentation — Three-Year Plan

- Summary:
 - Road committee presented engineering findings (15 core samples) and recommended rehabilitation (pulverize to 8" base, cement stabilization, two coats chip-and-seal with ribbon curbing in critical edges).
 - Target initial paving (Phase 1): sections of DeCordova Ranch Road split area and Pinnacle Ridge Way; start date targeted July 20 (contractor: Elite Asphalt).
 - Cost estimates and funding options reviewed. Committee obtained multiple bids; negotiated ~20% reduction and included contingency (\$15K) for inadequate base.
 - Discussion of alternative to provide road base material at lower cost (offer from Ed / builder to supply fill at lower price). Concerns about meeting Elite's specs and preserving warranty discussed.
- Outcome / Next steps:
 - Road committee to secure contractor warranty language and confirm that any alternate base material meets specifications.
 - Committee to coordinate on-site oversight during work to rapidly address areas needing additional base.

E. 210 Petition Explanation (Governing Document Committee)

- Summary:
 - Governing documents committee reviewed attempt to unlock developer-era restrictions via a 210 petition (Texas Property Code).
 - Results of prior petition vote: fell short of required number (85 yes vs. needed 95); explained high non-vote rate negatively affected outcome.
 - Attorney guidance reviewed: distribution methods, certified mail vs. other methods, timelines and statutory requirements; next attempt planned with improved outreach and clearer materials.
- Outcome / Next steps:

- Committee to refine communications/outreach and plan another petition/vote in early next year; consider multi-channel outreach (mail, email, in-person events, social posts). (Assignee: Governing Documents Committee)

F. Community Updates

- Topics summarized:
 - Security: recent break-ins; board ordered/installing four cameras; security committee to be formed; gate hours and malfunction issues discussed.
 - Maintenance: irrigation failures (major leak), high water bills caused by aging infrastructure; need to locate/repair shut-offs at community center; volunteers/maintenance committee engagement.
 - Landscaping: contract performance concerns (Proscapes), mowing/weeding frequency; residents encouraged to report issues with photos.
 - Builder activity: enforcement of application expirations and potential requirement for new applications + fees for stalled projects.
 - Events/social: upcoming community events (band, Trunk-or-Treat, turkey decorating contest, pop-ups).
- Action items:
 - Coordinate with Granbury ISD for bus schedule to determine gate closure feasibility
 - Review landscaping contract for mowing/weeding frequency and enforce contractor performance as needed.
 - Continue camera installs and form security committee; publish sign-up.

G. Board Election Vote

- Summary:
 - Election procedures discussed during the meeting and nominations/introductions were made earlier.
 - Jacque Gordon is elected to the board for a three-year term.

IV. Resident Q & A (Major topics)

- Roads: scope, phasing, timeline, durability (chip-and-seal vs. asphalt), edge/ribbon curb protection, impact on access during paving, warranty concerns.
- Security: break-ins, gate hours, how intruders access (construction gate climb/over), camera locations, neighborhood watch suggestions.
- Maintenance & Utilities: reporting leaks, shut-off locations, irrigation repairs, unusually high-water bills.
- ACC / Builders: enforcement of application timelines and need for new applications/fees.
- Voting & Outreach: confusion around prior petition mailing/ballot distribution; recommendations for better clarity and door-to-door outreach if permissible.

V. Adjourned at 3:45 PM

