

**DeCordova Ranch POA General Meeting Minutes
September 18, 2025 – 6:30pm CST
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 76049 and Via Zoom**

Board Members in attendance:

Jim Attebury-	President
Janelle Hudgins-	Treasurer
Jacque Gordon-	Vice President
Scot Dube-	Member at Large (Attended remotely)

Dawn Kelly- Property Management Group

Meeting began at 6:32pm.

I. Call To Order:

- Jim Attebury called the meeting to order. Board quorum is met for meeting purposes.

II. Opening Remarks:

- Jim Attebury stated new state laws affecting property code for property owners associations became effective September 1, 2025. These changes are required to be adopted by the Association. Mr Attebury provided details on the changes with a focus on the ACC. Jim Attebury confirmed the following current members: Laura Harrison, Jim Flood and Lynn Byrne. In the event of a future vacancy, PMG stated a notice to the community will be sent to allow homeowners to submit their interest within a specific period and those will then be sent to the board for consideration. Questions around future roadwork was asked by those present. Scot Dube stated the core sampling will be utilized for the future road work. Jacque Gordon asked about the timeline on the roads repairs and Scot Dube stated they wish to apply a date during the meeting. Residents present commented on the negative effects on the sale of properties and went into further examples of issues, caused by the roads.

III. Approval of August 2025 Minutes:

- Jim Attebury stated minutes will be provided in a timely manner going forward and offered a copy of the minutes from the August meeting to those present.

IV. Member Open Forum for Property Owners:

- Jim Attebury stated no further questions were asked, outside of a copy for the past meeting minutes.

V. Committee Updates:

- ACC-Laura Harrison acknowledged there were no architectural requests received since the last meeting.
- Beautification-No update at this time. A statement was made there are plans to decorate the entrance for Fall.
- Finance- Janelle Hudgins stated she has asked for LynDee Groves about her experience in reviewing the financials and they are currently combing through past financial packets.
- Governing Documents- Janelle Hudgins stated they have been reviewing potential legal firms to assist in the covenants. Mrs. Hudgins stated one of the more cost effective approaches is using a template format. The governing documents have a new committee member, Jim Gossett, and encourage anyone with experience with contracts to please consider being a part of the committee.
- Maintenance- Scot Dube sent a summary report to Mr Attebury prior to the meeting. Mr Dube stated 15 plus residents volunteered their time to clean up common areas of the community. The cleanup resulted in trailers full of debris. The volunteers also power washed several areas and the result has been well received. Additional repairs to the HVAC unit were 527.98. There is still a leak in the coils that is being checked for warranty. Daffan did the repairs and are also checking for more warranty information. PMG acknowledged they have hard copies of past invoicing and will research who did the initial install back in 2019. Scot Dube noted he was working with Elite on identify trouble spots to get a spec for repairs to bid out. Homeowner reminded the Board of a past paver who provided a great spot bid several years back to consider. The board acknowledged Jeff Butler, Marion Miller, Drew William and Ed Soler as Road Committee Members. A report was provided of access on DeCordova Ranch to block access to the Bob White property. A bid to place two barriers was received Jeff Butler

stated he will reach out to the pipeline company to confirm if the traffic was from their need for access.

- Security- Jacque Gordon noted there was an accident by the drainage ditch in the past month. Police and EMS were called to the scene. Board asked the community to provide more information. Jacque Gordon is contacting the county Sheriff's department for more information and will follow through with the necessary steps. Scot Dube stated in the past, when there was damage to the gate, an estimate for repair was needed. The suggested forward steps are to gain the estimate and if necessary charge the owners account responsible for reimbursement.
- Social- DeCordova Fest is September 27, 2025. There will be a band and food trucks on location. The notice has been posted to the two community Facebooks. PMG will send out reminders between now and the date. The trunk or treat is also confirmed and will be held on Halloween day. Future reminders of the event will be provided once the date gets closer.

Approval of August 2025 Minutes Motion Follow Up:

- Janelle Hudgins motioned for the August 2025 minutes to be approved. Jacque Gordon seconded the motion. Motion passed.

VI. Update by Road Committee for Road Repairs:

- Board stated details were provided in the Maintenance discussion point earlier and had no further information at this time.

VII. Discuss and approve installation of permanent barriers on DeCordova Ranch Road to block access to/ from Bob White property:

- The board approved having barriers placed at a total cost of 1100.00 unanimously.

VIII. Update on Changing Software Platform:

- Marvin Malasky provided an overview of the potential software option proposed on the overhead projector. Mr. Malasky went through the interface differences of the option suggested and the current website. Those present asked questions about the options available. Jim Attebury polled the members present at the meeting and a majority of those present stated they liked the new option. Board asked for Marvin Malasky and PMG to provide a comparison and total cost for add- on by the next meeting for final discussion. Janelle Hudgins and several members suggested an opportunity to see a presentation, which most software firms provide.

IX. Governing documents- Hudgins:

- Janelle Hudgins stated there was no further details beyond provided earlier under Committee reports.

X. Motion to Approval- Treasurer Access/ Actions for Bank Access:

- Jacque Gordon motioned to remove current signers on all Decordova Ranch Property Owners Association accounts and update current signature cards for the First Financial bank accounts held by DeCordova Ranch Property Owner's Association, including the two operating accounts, the construction account and the Reserve account, to allow Treasurer Janelle Hudgins and President Jim Attebury to be signers of record. Jim Attebury seconded the motion. Motion passed.

XI. New Business:

- Adding an outdoor fireplace to the Community Center- The board tabled at this time.
- Board interim Placement- Board Discussion and Vote- Jim Attebury stated three members were interested in the vacant board seat. One member decided to withdraw, leaving two options for the Board consideration. Rená Stroud and Ed Solar provided a short bio with professional experience for consideration. Janelle Hudgins stated a time commitment is important for the position. After further discussion, Janelle Hudgins motioned Rená Stroud to be seated as Board Interim for the open seat up to the seat election at the annual meeting of 2027. Jacque Gordon seconded the motion. All in Favor was received. Motion passed.

XII. PMG/ POA Finance Report:

- Board tabled at this time to allow further review of recently received financial packets.

Adjourn to Executive Session at 8:19 PM

Reconvene/ Report Executive Session General Decisions:

- Board reconvened the board meeting at 8:40 PM
- Board discussed the placement of the board interim with no reorganization of the board needed at this time.

- The board agreed to next step for past due accounts previously approved to go through the legal process. PMG is to review one account and ensure escrow was properly applied.

Open Forum:

- Homeowners not in attendance after reconvening from executive session.
- President Jim Attebury commented that the 2026 Maintenance fund billing would be billed per the Covenants and due January 1 for the annual amount. Quarterly billings will cease December 31, 2025.

Janelle Hudgins motioned to adjourn at 8:48 PM CST. Motion was seconded by Rená Stroud. Board adjourned the meeting at 8:48 PM CST