

DeCordova Ranch POA
Board Meeting Minutes
June 27, 2026 2:00 PM CST
United Cooperative Services
320 Fall Creek Hwy
Granbury, TX 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: 3:51 PM
- Quorum confirmed

II. New Business A. 2026 Budget Vote

- Discussion:
 - Board explained switch from fiscal year (July–June) to calendar year (Jan–Dec). Resulting interim budget covers remaining six months of 2026; full-year 2027 budget to be developed at October workshop.
 - Janelle Hudgins presented account balances, reserve status (reserves low), major expense areas (gates, landscaping, utilities, legal/management), and anticipated capital needs (gate mechanisms, irrigation, park equipment).
 - Road-related and other large-ticket items discussed; pothole/maintenance priorities noted.
- Action / Outcome:
 - Scot Dube motioned to approve the six-month (interim) budget for remainder of 2026 was made and seconded by Ed Soler.
 - Vote: Motion carried.

B. ACC Cost Policy Vote (Minimum Construction Standards / Application Fees)

- Discussion:
 - Attorney guidance reviewed; board may charge reasonable application fees.
 - Proposed fees presented for board adoption and filing: builder/new home application \$1,500; pools \$350; outdoor structures/garages \$350; fences/exterior minor additions \$100.
- Motion:

- Scot Dube motioned to update minimum construction standards to adopt the new application fee schedule as listed above.
 - Seconded by Janelle Hudgins. .
- Action / Outcome:
 - Secretary to ensure signature and filing with Sam (association attorney) and post to website.

C. Schedule a Special Meeting for Three-Year Plan (Road Funding / Maintenance Increase)

- Discussion:
 - Board presented a proposed three-year plan to increase maintenance/assessment to fund road rehabilitation (proposal outline: additional \$1,400 per lot for three years directed to roads; payment plan options to mitigate hardship; outreach/voting logistics discussed).
 - Legal and voting mechanics discussed (Texas property code requirements, previous petition vote results, proxy/absentee handling, certified mail vs. other distribution methods).
 - Proposed special meeting (vote) target dates: August 1 (preferred) with final scheduling to meet required notice and filing deadlines prior to August 15, 2026.
- Motion:
 - Motion made to schedule a special meeting to present and vote on the three-year road funding plan before August 15 (with August 1 as the goal).
 - Seconded.
- Action / Outcome:
 - Motion carried. Board to finalize meeting logistics, ballot materials, outreach plan, and payment-option details. Secretary / designated staff to prepare materials for distribution and attorney to review language/procedures.

D. Organization of the Board

- Discussion:
 - Discussion about board roles and reorganization: President role, workload distribution, and potential reassignments. Several board members expressed willingness to shift responsibilities; no final reorganization vote recorded during the annual meeting portion.
 - Janelle Hudgins motioned for Jacque Gordon to be President, Ed Soler to be Vice President, Rena Stroud, Scot Dube and herself to remain in current officer seats. Motion Seconded by Rena Stroud. The motion passed.

III. Resident Q & A

IV. Adjourn

- Board meeting adjourned at: 4:28 PM
- Motion to adjourn: made and carried.

