

DeCordova Ranch Property Owners Association

March 24, 2026

United Cooperative Services

320 Fall Creek Hwy

Granbury, Texas 76049

Board Members in attendance:

Jim Attebury- President (Director)

Janelle Hudgins- Treasurer (Director)

Scot Dube- Member at Large (Director)

Jacque Gordon- Vice President (Director)

Ed Soler- Vice President (Officer)

Board Members Absent:

Rená Stroud- Secretary (Director)

1) Call to Order at 6:31 PM/ Notice of Quorum

- Meeting called to order. Quorum confirmed.

2) Opening Remarks

- Chair noted meeting may be lengthy due to upcoming votes.

- Discussed logistics for community garage sale (gates to be opened; front gate app access updated; construction gate to be set by contractor/committee).

- Reminder to board re: gate app access for other members and committee volunteers.

- PMG to contact John Campbell to get the Rhea Road gate open for the yard sale event on Saturday from 8:00 AM-5:00 PM.

3) Approval of February 2026 Meeting Minutes

- Motion to approve February 2026 minutes made by Jacque; seconded by Janelle.

4) Member Open Forum

- Resident concerns raised about park landscaping damage (rocks removed, fire pit, children moving stones). Request to send notice to homeowners re: violations and liability. Concern was expressed that children may get hurt. Board to draft a letter and PMG to send the letter to all.
- Concern about kids on motorized scooters/vehicles violating CCRs (Article Three, Section 20); request to confirm prior email distribution and resend if necessary. Board to draft a letter and PMG to send to all ASAP. Concern about possible injuries.
- Concern about overnight parking of construction vehicles and safety on certain streets; Rhonda Gaspar offered to create and distribute flyers. S. Dube help with a draft.

5) Committee Updates

- ACC: Approved two accessory buildings (sheds); no outstanding applications.
- Security: Need Alert360 access restored for camera footage (30-day retention). PMG/board to coordinate tech support and credentials.
- Beautification: Requested Zoom link be sent to volunteer (Ruth Stein). Volunteers for flyers and park work discussed.
- Maintenance:
 - Proposal to repair dry stacked stone wall at community center by Lopez Construction (≈\$10,000) with 1-year written warranty; consensus to proceed pending finances and homeowner notice to keep kids off wall. Scot Dube motion to approve stone wall repair. Motion approved by all board members present.
 - Leak in community center AC coil noted; repair/ recharge estimated \$4,000–\$5,000 — deferred until higher usage.
 - Ongoing issue with separation rocks moved on Bob White; plan to source/move rocks and coordinate equipment (Lopez/Justin/Ed).
- Social: Garage/yard sale Saturday and Easter egg hunt planned; front gate to be opened at 8:00 AM; PMG to send reminders; event is free.
- Finance: Discussion about email distribution of financials; some homeowners reported not receiving financials — PMG to verify email list and resend February packet.
- Governing Documents: Preparing amendments and outreach for upcoming special meetings; will coordinate proxies and materials with PMG.
- Water/AMUD: Need to transfer access for "I-own water" meters (three HOA meters) to board/PMG for monitoring; PMG to contact MUD and report back. S. Dube will contact AMUD.

6) Old Business

- Discussed drafting community center usage rules (volunteer to draft based on CCRs; review at next meeting).
- Enforcement/communications plan for landscaping/park damage and stacked wall repairs—board agreed to send homeowner notice; Dawn to copy board on outgoing notices.

7) Road Committee Update

- Road committee met; recommended high-quality two-coat chip seal with base repairs (grind to base, compact, two coats chip seal).
- Timeline: If board approves by mid-April, potential start mid-June (4–6-week lead).
- Cost estimates discussed: total program ~ \$135K–\$150K; limited funds may allow 2 roads initially (~\$75K each). Proposal to fund from specified accounts and Alliance Road Fund; Treasurer to confirm current balances.
- Discussion of phased multi-year plan (e.g., \$1,000 per lot per year over 3 years) as alternative to large one-time special assessment; legal/governing document constraints noted (may require amendments to allow assessments/borrowing).
- Pothole party volunteer repair dates to be scheduled; maintenance budget to supply materials/bags; volunteer equipment and stone sourcing (Ed Sandelin) to be coordinated.
- Recommendation: Road committee and governing documents committee to draft 3-year plan and public materials for homeowner input.

8) Current Website Improvements

- Plan to add governing documents and proxy/ballot forms to website for homeowner download; Marvin/PMG to implement and make documents available prior to meetings.

9) Status of Special Meeting for April (April 18)

- Purpose: Bylaw amendment(s) (including Article 4.7 quorum language).
- Voting mechanics: Ballots/proxies/absentee forms to be distributed via PMG, email, social media and website; deadline for proxies/absentees to be established.
- Volunteers: Need three impartial volunteers to manage voting at the meeting (board members not eligible to count). PMG will coordinate distribution and reminders.
- Proxy form finalized for use on April 18.

10) Status of May Meeting (May 30)

- Purpose: Additional governing document amendment(s) (may include CCR changes); May mailing requirements and certified mail procedures to be confirmed.
- Similar volunteer needs and outreach plan as April; further materials to be prepared pending April outcomes.

11) Financial Review / Year-to-Date Review

- Treasurer presented preliminary review (data through Feb 28 used in discussion): total cash ~ \$337K (rounded); accounts considered for road fund reallocation included operating, road maintenance, construction deposit legacy, reserves, and Alliance Road Fund (approx. \$133K–\$150K identified for potential use).
- Outstanding assessments reported (~\$24K past due as of Feb; March collections in progress). Treasurer/PMG to provide up-to-date financials and confirm available balances before any road funding vote.
- Consensus to avoid depleting reserves fully; recommended approach: fund selected road work while preserving operating/reserve liquidity.

12) New Business

- Approval sought to send homeowner notices about landscaping damage and stacked-stone wall repair; board to approve wording prior to distribution.
- Request to obtain professional photos/drone images of roads (volunteer offered) to support outreach and possible communications with developer/litigants.
- Discussed potential letter to developer regarding road defects; recommended compiling evidence (engineer reports, bids, photos) before outreach and review by legal counsel.

13) Approval of Voting Forms for Special Meetings

- Proxy and absentee ballot form reviewed; board to finalize and post on website and distribute via PMG. (Proxy form approved for use at April meeting as presented.)

14) Adjourn to Executive Session

- Motion to adjourn to executive session to discuss legal matters (lawsuit/status with developer and plaintiff group) and personnel/contract matters. Executive session to be held following open meeting.
- Meeting adjourned to executive session

Meeting Adjourned at 8:45 PM