

DeCordova Ranch POA General Meeting Minutes

Date: May 26, 2026

United Cooperative Services

320 Fall Creek Hwy

Granbury, TX 76049 and Via Zoom

Board Members in attendance:

Jim Attebury- President

Janelle Hudgins- Treasurer

Rená Stroud- Secretary

Board Members Absent:

Jacque Gordon – Vice President

Scot Dube- Member at Large

Meeting Agenda

8. Budget review / fiscal year conversion discussion

9. Payment plan policy (collections)

10. Contracts & vendor updates (irrigation/Stripes)

11. Executive session items (resignation, vacancy appointment, POA attorney contact)

12. Adjournment

I. Meeting began at 6:30 PM CST

II. Approval of minutes: Motion made and seconded to approve the April 28 minutes as posted — APPROVED.

III. Committee Updates: Sprinkler leak located and shut off; water usage trending down.

IV. Old Business

- A. Pot Hole Party and review/vote on Road Contract – Scot Dube: Road contract: Board previously authorized/confirmed forwarding the award to Elite (contract to be signed; completion target August 31). Board confirmed support for execution/monitoring (no rebid). Pothole Party: Dates set for June 6 (primary) and June 13 (rain/overflow). Plan to purchase 200 bags (100 for June 6, 100 for June 13). Action: Scott to draft resident notice; Dawn to distribute. Recommendation to photograph driveways/entrances pre-paving to document pre-existing conditions.
 - B. Current website improvements – Marvin Malasky: Website / Private Page rollout: Board accepted Marvin’s website updates for board review; Rená designated as board liaison for Marvin and PMG for updates — APPROVED. Rollout to homeowners pending verification of emails and opt-out process; site to remain offline for public until verified.
 - C. Timing of placement of approved stone type at end of Decordova Road – Dube
 - D. Amending ACC Policy – Attebury: ACC architectural review fee schedule: Board approved revised fees (to be finalized in legal policy language and recorded):
 - a. Builder new construction application fee: \$1,500 (non-refundable builder review fee)
 - b. Outdoor/outbuilding (garage, accessory building) fee: \$350
 - c. Pool installation fee: \$350 (board agreed to match outbuilding)
 - d. Fence and minor exterior additions: \$100
 - e. (Sam/attorney to finalize draft and file/record as needed; item to be added to next meeting/annual meeting materials for formal adoption mechanics)
 - E. Review and approve letter to Developer: Letter to developer: Board approved a milder draft with edits; add attachments and request response by June 15 (finalize, circulate for signature, and mail) — ACTION assigned.
- V. Finance Review—Janelle Hudgins: Fiscal year / budget timing- Board directed staff/CPA to prepare a six-month budget for July 1 – December 31, 2026 for adoption at the annual meeting. Board requested a draft resolution to change accounting year to calendar year (January 1 – December 31) to be prepared for board consideration; further legal review on bylaw implications to follow.
- VI. New Business
- a. Discussion on status of TREC expiration date – PMG
 - b. Review and vote on Payment Plan Policy – Attebury: Board approved adopting a simplified payment plan policy (two plan options): suggested four months for balances up to \$1,000 and up to eight months for balances over \$1,000. Attorney to finalize language, certify, and record. PMG will administer.
 - c. Review and approval of Pro-Scapes contract renewal:

- d. Discuss increase in annual maintenance fee for 2027:

VII. Adjourn to Executive session

- a. Discussion on upcoming Annual meeting: Annual meeting to be held next month (board preparing agenda). Items to include: six-month budget adoption (July–Dec 2026), resolution to change accounting year, architectural review policy discussion and vote, and road plan presentation. Board members to prepare assigned materials and slides in advance.
- b. Discuss/appoint new contact for POA attorney (previous contact was Jim Attebury) Jacques will serve at the new point of contact.
- c. Delinquent accounts: Produce detailed delinquent account breakdown (assessments vs. fines/fees/legal) and circulate to board.

Re-convene from Executive session.

VII. Open forum

- a. Accept resignation of Director (Jim Attebury) effective immediately
- b. Appointment for replacement Director for unexpired 2-year term of Jim Attebury. Board appointed a nominee to fill the vacancy for the remainder of the unexpired term (effective immediately). (Appointment recorded in meeting minutes — Ed Soler.)

Meeting adjourned at 9:30 PM.