

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: JANUARY 15, 2025

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates by request
3. CC&R update
3. Potholes
4. Treasurer Needed
5. Open Forum for Property Owners: Property Owners to notify Board at email Board@TxDecordovaRanch.Com 48 hours prior to the meeting
6. Adjourn Meeting
7. Adjourn to Executive Session
  - a. Account Reviews

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: February 19, 2025

TIME: 6:30PM- 8:30PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates
3. Install new Secretary-Sarah Jordan
4. Appoint LynDee Groves to Financial Committee
5. Appoint Board Positions
6. Appoint signers on bank accounts and online access to bank accounts
7. CC&R Update about when ballots will be mailed
8. Repair basketball pad for insurance renewal requirement
9. Need for road bids
10. Water leak at front gate by Davis Rd
11. Open Forum for Property Owners: Property Owners to notify Board at [board@TXDecordovaRanch.com](mailto:board@TXDecordovaRanch.com) 48 hours prior to the meeting
12. Adjourn Meeting
13. Adjourn to Executive Session
  - a. Account Reviews

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: March 19, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates
3. CC&R update
4. Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
5. Adjourn meeting
6. Adjourn to Executive session—account reviews

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: April 16, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates
3. CC&R update—Petition 210 results
4. Neighborhood projects
  - a. Asphalt around new slab at basketball court
  - b. Xeriscape at construction gate
5. Need for Board members
6. Annual meeting plans/elections
7. Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
8. Adjourn meeting
9. Adjourn to Executive session—account reviews

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: May 21, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates
3. Petition results & straw poles to be conducted at all future meetings
4. Need for core sampling for roads
5. Continue road discussion until they are paved
6. Election of board members
7. Ballot at annual meeting for road paving
8. Dawn is invited.....
9. Do we need Zoom? Let's get the specifics out to the community
10. Budget prep for 2025-2026 annual meeting
11. Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
12. Adjourn meeting
13. Adjourn to Executive session—account reviews

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: June 18, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

1. Opening Remarks
2. Committee Updates
3. Board elections and Annual Meeting update
4. Road update
5. Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
6. Adjourn meeting
7. Adjourn to Executive session—account reviews

# DECORDOVA RANCH PROPERTY OWNERS ASSOCIATION

## ANNUAL MEETING AGENDA

**June 28, 2025**

**2:00 PM CST**

**United Cooperative Services**

**320 Fall Creek Highway**

**Granbury, TX 76049**

- I.** Board Introductions/Notice of Quorum
- II.** Nominee Introductions
- III.** New Business
  - Board Interim Placement- Board Discussion and Vote
  - 2025-2026 Budget Review- Board Discussion and Vote
  - Road Repair Review – Discussion and Vote
  - Community Updates
- IV.** Election Results
- V.** Resident Q & A
- VI.** Adjourn

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: July 16, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

- I. Opening Remarks
- II. Member Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
- III. Committee Updates
- IV. Focus areas for the Board
  - a. Amending governing documents
  - b. Road repairs
  - c. Delinquent accounts
- V. Budget approval
- VI. Adjourn to Executive session

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: August 20, 2025

TIME: 6:30 PM-8:30 PM

**In Person: United Cooperative Services 320 Fall Creek Hwy Granbury, TX 76049**

**Zoom Listen In: <https://us06web.zoom.us/j/83149587737?pwd=j2bt4M6iXV0uVC9SaqxVCabz3paDYb.1>**

Meeting ID: 831 4958 7737 Passcode: 724293

Call In 346-248-7799

## **AGENDA:**

- I. Call to Order/ Notice of Quorum
- II. Opening Remarks- President
- III. July 2025 Meeting Minutes Approval
- IV. Open Forum Update: Property Owners to begin notifying the board at:  
[board@txdecorovaranch.com](mailto:board@txdecorovaranch.com) 48 hrs. Prior to the meeting.
- V. Committee Updates:
  - ACC
  - Beautification
  - Finance
  - Governing Documents
  - Maintenance/ Security
  - Social
- VI. New Business:
  - Discussion on more substantial road repairs and/ or another pothole party
  - Discussion on updating software/ website
  - Governing Documents
    - Areas Needing Amendment
    - Task Committee with developing an action
  - Secretary Resignation/ Discussion
- VII. PMG/ Financial Report
- VIII. Adjourn to Executive Session
- IX. Reconvene/ Report Executive Session general decisions
- X. Open Forum
- XI. Adjourn

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: September 17, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

Also Via Zoom:

<https://us06web.zoom.us/j/83598167542?pwd=Om7HziDITbb9IZDupbynIfiY84n7Ae.1>

Meeting ID: 835 9816 7542

Passcode: 389207 Call: 346-248-7799

AGENDA:

- I. Call meeting to order
- II. Opening Remarks (President)
- III. Approval of previous meeting minutes (August 20, 2025)
- IV. Member Open Forum for Property Owners: property owners to notify Board at board@txdecordovaranch.com 48 hours prior to the meeting
- V. Committee Updates
  - a. ACC
  - b. Beautification
  - c. Finance
  - d. Governing documents
  - e. Maintenance
  - f. Security
  - g. Social
- VI. Update by Road Committee for road repairs, etc. – Dube
- VII. Discuss and approve installation of permanent barrier(s) on DeCordova Ranch Road to block access to/from the Bob White property – Dube
- VIII. Update on changing software platform – Malasky
- IX. Governing documents – Hudgins
  - i Areas needing amendment (By-Laws, CC&R's, other?)
  - ii Task committee with developing plan of action
- X. Motion to Approve Treasurer Access/ Actions for Bank Access
- XI. New Business:
  - a. Adding an outdoor fireplace to the Community Center- Dube
  - b. Board Interim Placement- Board Discussion and Vote

- XII. PMG/ POA Finance Report
- XIII. Adjourn to Executive Session
- XIV. Reconvene/ Report Executive Session overview
- XV. Open Forum
- XVI. Adjourn meeting

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: October 15, 2025

TIME: 6:30 PM-8:30 PM

Location: **United Cooperative Services 320 Fall Creek Hwy Granbury, TX 76049**

And Zoom: <https://us06web.zoom.us/j/81085342964?pwd=s6dJpa4uqB7jllI4hUFhbICganwXF5.1>

Meeting ID: 810 8534 2964 Passcode: 242044

Call In 346-248-7799

## AGENDA:

- I. Call meeting to order
- II. Opening Remarks (President)
- III. Approved and posted previous meeting minutes (September 17, 2025) via DocuSign
- IV. Member Open Forum for Property Owners: property owners to notify Board at [board@txdecordovaranch.com](mailto:board@txdecordovaranch.com) 48 hours prior to the meeting
- V. Committee Updates
  - a. ACC - Attebury
  - b. Beautification - Gordon
  - c. Finance - Hudgins
  - d. Governing documents - Hudgins
  - e. Maintenance - Dube
  - f. Security - Gordon
  - g. Social - Stroud
- VI. Specific topics
  - a. Discuss/Approve request from Social committee for new sign board (\$900) at Davis Road gate
  - b. Discuss adding another Officer to the POA Board and solicit homeowners for candidates - Attebury
  - c. Status for spot road repairs for worst sections – Dube
    - i Location of road coring sampling
    - ii Specs for new bids and estimates for spot repaving utilizing existing funds
    - iii List road repair sub-committee on web site-Jeff Butler, Marvin Miller, Drew Williams and Ed Soler
  - d. Update on changing software platform – Malasky
  - e. Adding an outdoor fireplace to the community center – Dube
- VII. PMG/POA Finance report – Hudgins
  - a. Discuss moving monthly meeting back one week to allow more time for financial review
- VIII. Adjourn to Executive session
  - a. Delinquent accounts
- IX. Re-convene from Executive session and report general decisions out of Executive session
- X. Open forum for property owner comments/concerns from today's meeting
- XI. Adjourn meeting

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: October 22, 2025

TIME: 6:30 PM-8:30 PM

Location: **United Cooperative Services 320 Fall Creek Hwy Granbury, TX 76049**

And Zoom: <https://us06web.zoom.us/j/81085342964?pwd=s6dJpa4uqB7jllI4hUFhbICganwXF5.1>

Meeting ID: 810 8534 2964 Passcode: 242044

Call In 346-248-7799

## AGENDA:

- I. Call meeting to order
- II. Opening Remarks (President)
- III. Approved and posted previous meeting minutes (September 17, 2025) via DocuSign
- IV. Member Open Forum for Property Owners: property owners to notify Board at board@txdecordovaranch.com 48 hours prior to the meeting
- V. Committee Updates
  - a. ACC - Attebury
  - b. Beautification - Gordon
  - c. Finance - Hudgins
  - d. Governing documents - Hudgins
  - e. Maintenance - Dube
  - f. Security - Gordon
  - g. Social - Stroud
- VI. Specific topics
  - a. Discuss/Approve request from Social committee for new sign board (\$900) at Davis Road gate
  - b. Discuss adding another Officer to the POA Board and solicit homeowners for candidates - Attebury
  - c. Status for spot road repairs for worst sections – Dube
    - i Location of road coring sampling
    - ii Specs for new bids and estimates for spot repaving utilizing existing funds
    - iii List road repair sub-committee on web site-Jeff Butler, Marvin Miller, Drew Williams and Ed Soler
  - d. Update on changing software platform – Malasky
  - e. Adding an outdoor fireplace to the community center – Dube
- VII. PMG/POA Finance report – Hudgins
  - a. Discuss moving monthly meeting back one week to allow more time for financial review
- VIII. Adjourn to Executive session
  - a. Delinquent accounts
- IX. Re-convene from Executive session and report general decisions out of Executive session
- X. Open forum for property owner comments/concerns from today's meeting
- XI. Adjourn meeting

# DECORDOVA RANCH PROPERTY OWNERS' ASSOCIATION BOARD MEETING

DATE: November 25, 2025

TIME: 6:30 PM-8:30 PM

LOCATION: UNITED COOPERATIVE SERVICES, 320 Fall Creek Highway, Granbury, TX 76049

## AGENDA:

- I. Call meeting to order/notice of Quorum
- II. Opening Remarks (President)
- III. Committee Updates – Max 2-3 minutes each committee to discuss upcoming events, info for homeowners, etc. Leave specific items requiring Board discussion and approval for Old/New Business below.
- IV. Old Business
  - a. Board discussion and vote on installation of new sign board including location, installed cost as requested in e-mail traffic by Board - Gordon-
  - b. Board discussion on amending By-laws for Proxy provisions - Attebury
  - c. Board discussion on status of spot road repairs on worst sections – Dube
  - d. Board discussion on repair of bridge abutment on near Community park - Dube
  - e. Board discussion on Website Change determination – Attebury/Malasky
  - f. Pursuant to Section 3.1 of the By-Laws, Board discussion and vote on potential candidates for 2nd Vice -President. Re-alignment of Officer positions addressed in Executive session.
- V. Finance review
  - a. PMG Financial reports
  - b. YTD Budget review
- VI. New Business
  - a. Meeting dates for 2026 and Dec 2025
  - b. Discussion on need to conduct a December meeting
- VII. Adjourn to Executive session
  - a. Delinquent accounts
  - b. Discuss possible re-alignment of Board officer positions
- VIII. Re-convene from Executive session and report general decisions, if any
- IX. Open forum
- X. Adjourn