

DeCordova Ranch POA General Meeting Minutes

October 22, 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

Rená Stroud- Secretary

Scot Dube- Member at Large

Board Members Absent:

Jacque Gordon – Vice President

Meeting began at 6:30 PM

I. Call to Order:

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

II. Opening Remarks:

- Jim Attebury explained the reason for change in Board meeting date due to not having the correct prior reservation information. Upcoming meeting schedule for 2026 to be discussed by the Board due to limited availability at the United Cooperative Services location.
- Jim Attebury discussed the activity with ongoing development of property on Bob White Road. Mr. Attebury stated boulders have now been placed as blockade in the transition ditch are to stop public access due to newly open gates on the Bob White Road. This work was free to the HOA saving \$2500. Questions were

asked about what was being developed; Others present reported Couto developer had purchased the property.

- Jim Attenbury stated his and Jackie Gordon's email accounts were hacked. Marvin Malasky was able to assist with blocking the impacted accounts and secure the website.

III. Approval of Revised September 2025 Meeting Minutes

- Jim Attebury made a motion to approve the revision to the meeting minutes. Janelle Hudgins seconded the motion. The motion passed.

IV. Member Open Forum for Property Owners

- Jim Attebury stated Drew Williams raised many concerns related to the roads which will be addressed later in the meeting by Scot Dube, Road Committee.
- Jim Attebury discussed concerns voiced by Robert Shipway dealing with an erosion problem. 750lbs of rock was purchased and placed, and the issue has been resolved. Jim Attebury stated, Mr. Shipway expressed gratitude. Other areas of erosion may require intervention in the future, but these areas will be addressed by the Board at another time.

V. Committee Updates:

- a. ACC: Jim Attebury shared there were no updates.
- b. Beautification: Jim Attebury stated Jackie was not present, and there were no updates to share.
- c. Finance: Janelle Hudgins stated she did not have any updates.
- d. Governing Documents: Janelle Hudgins discussed that she met with two legal consultants. One specific contact was encouraging. Concerns in our current documents were noted. Recommendation to create a list and send to him, and cost estimate could then be generated. Expressed authority may be an option when Texas law supersedes the current CC&R's.
- e. Maintenance: Scot Dube shared current funding for road maintenance stands at approximately \$100,000. Current bid with Elite Pavers; Anticipated bids to come from Elite Pavers, Raffertys and Reynolds. The goal being to obtain 3 quotes. Core sampling results show roads were not prepared at original installment. Per Mr. Dube, roads will 8

inches of preparation base. Quotes will be obtained for asphalt and chipseal. Others present asked if the cracks in Homestead Court would be addressed. Scot Dube stated a quote has been obtained and the goal is preserving the best road in our community. Others present raised concerns regarding the worse state of other roads in the community. Scot Dube stated these concerns would be weighed and decisions would have to be made regarding prioritization of repair. Others present asked what areas the core samples of roads were obtained. A discussion was held regarding the core samples and results. Jim Attebury explained 8 inches road base would be needed followed with 2 inches of asphalt provided in the quote obtained by Scot Dube to those present. Scot Dube discussed the air conditioning repair made at the community center. Several repairs have been made but a coil replacement is still needed in the near future. Mr. Dube stated Dave presented some smaller projects that monies have been approved for repair, but there are larger outstanding projects that will need to be discussed at a later time. Scot Dube discussed the culvert damage that occurred previously. A estimate was obtained for the repair: \$3,500. Others present asked if the homeowner who caused the damage would be held responsible for the cost of repair. Mr. Dube stated that the legal process. Others present raised concern about the safety of the culvert in its current state. A solution was made to place caution tape surrounding the damaged area. Follow up action to be discussed further in executive session.

- f. Security: Jim Attebury discussed Alert 360 access updates will be upcoming. Scot Dube stated training board members on how to open the Rhea Road gate. Mr. Dube also discussed the closed gate on Rhea Road. Marvin Malasky confirmed electrical power was not present at this gate currently. A discussion was held regarding opening the Rhea Road gate access; this decision was left undecided.
- g. Social: Rená Stroud no updates. Others present stated summary of *Decordova Fest* and *You've Been Boo'd. You've been Jingled* upcoming in December; instructions will be sent for those who wish to be excluded. Food drive event will be scheduled for the middle of

November. Hayride scheduled for 10/31 at 5:30pm followed by the trunk-or-treat. Janelle Hudgins stated an additional food drive has also been shared with the community on the social media page.

VI. New Business

- a. Sign Board for Social Committee: Beth Conner stated the current sign is worn and smaller. The social committee would like to build a larger board at the main entrance. Jim Attebury stated that between now and the November meeting the Board will look at budget monies against actual monies and see if reallocation of budget can be made to social committee to cover the cost of the sign board.
- b. Addition of Officer Position: Jim Attebury discussed a new officer position will be created. Letters will be sent by PMG to residents. Interested persons will be voted on by the board at the November meeting.
- c. Scot Dube discussed Edward Sandlin would be added to the Road committee.
- d. Software Platform: Marvin Malasky shared information regarding the potential website change. Initial conversion to create account would cost \$2,000 with quarterly cost of \$102. Benefits include public and private sites, information sharing with board members, directory of residents, online payments, generation on online polls and voting. Others present asked if this could reduce what we pay PMG. Rená Stroud asked what the currently payment was being made on the existing website. Marvin Malasky stated that \$900 was paid for a 5-year plan, the expiration timeframe is unknown.
- e. Addition of Outdoor Fireplace: Scot Dube shared the community interest in adding an outdoor fireplace at the community center. Due to budgetary constraints and other concerns this proposal was tabled for another time.
- f. New Meeting Date/Time: Jim Attebury discussed the need to move the Board meeting dates due to scheduling constraints of United Cooperative Services and the contractual financial statement availabilities by PMG. A motion was made by Jim Attebury to move

the Board meetings to the fourth Tuesday of every month. This motion was seconded by Janelle Hudgins. The motion passed

- VII. **PMG/POA Finance report** –Janelle Hudgins discussed the financial update. Mrs. Hudgins stated the gate account budget is incorrect because of an issue with the fobs being incorrectly debited back to the account as well as builder accounts and deposit accounts with discrepancies. Mrs. Hudgins stated the builder construction deposit account not reconciling to the receivables. Others present raised concern regarding notifying residents of the \$1,400 dues upcoming in January 2026. Jim Attebury shared a notification letter that is to be sent to the residents by PMG. Scot Dube stated that payment plans would need to be approved on a case-by-case basis by the Board. Others present asked if any updates were available regarding the location of the mailboxes. Jim Attebury stated access to the mail could not be hindered due to federal law. Scot Dube discussed the future of this property ownership pending ongoing litigation and resolution may require further legal action. Others present asked if a status was known on the ongoing lawsuit. Scot Dube stated case is ongoing.

Adjourn to Executive session at 8:39 PM

Reconvene/ Report Executive Session General Decisions:

- The Board reconvened at 8:44 PM
- The Board discussed delinquent accounts and agreed to next steps for legal action for past due accounts. A motion was made by Jim Attebury to proceed with lien on the 3 delinquent accounts provided no issuance of payment, settlement, or payment plan by the next board meeting. The motion was seconded by Scot Dube. All were in favor. The motion passed.
- The Board discussed complaints made by residents for property violations.
- The Board discussed PMG is to assist with TREC filing.
- The Board discussed proxy voting and plans to clarify the process. A future update to the bylaws for next meeting to be planned.

Open Forum:

- No Homeowners were in attendance after reconvening from executive session.

Jim Attebury motioned to adjourn at 9:52 PM CST. Motion was seconded by Rená Stroud. Board adjourned the meeting at 9:52 PM CST