



**Open Board Meeting Minutes
March 5, 2024, 6:30PM
United Cooperative Services
320 Fall Creek Hwy
Granbury, Texas 76049**

In attendance:

Tony Austin- President
Derrick Boyd- Vice President
Vince Blankenship- Treasurer
Dwayne Adkins- Secretary
Oscar Iturralde- Member at Large
Dawn Kelly- Property Management Group (PMG)
Janna Perez- Property Management Group(PMG)
Farah Rosario- Property Management Group(PMG)
39 household attendees

Call to Order/Board Introductions/Notice of Quorum:

- Tony Austin called the meeting to order at 6:34pm and stated- In order to conduct the planned quarterly Community Board meetings and in view of the on-going lawsuit involving this POA, the following subjects will not be part of the meeting discussion:
 - A. ACC Processing
 - B. Violation Processing
 - C. Current lawsuit status or proceedings.The Board trusts your understanding in this matter and solicits your cooperation.

New Business (Tony Austin):

- **Vote Per Bylaws Section 2.4 to Spend Reserve Funding for Road Repairs/Improvements:** Tony Austin stated that the purpose of this vote is to

authorize the Board to expend up to \$250,000 in Reserve funding to address the following tasks planned for implementation in calendar year 2024. The contractors who have looked at our roads say they are generally in good shape but they must be maintained in order to prolong their lifespan before repaving is necessary which is significantly more expensive. The proposed work will be performed by an asphalt contractor selected on a competitive basis with a technical scope that includes crack fill, sealant application, repairs to the front entrance roadway and other areas as needed, and widening the turn radiuses at intersections as recommended by the Contractor and agreed upon by the Board. In addition, based on coordination with a contractor, the Board is considering the use of packed road base fill in those areas where the edge of the road is significantly higher than the adjacent ground level. Total Estimated Cost: \$200,000 - \$230,000

- **Culvert Repairs:** Concrete work to reinforce openings at two drain culverts is necessary to prevent road undercut in order to maintain the long-term integrity of the neighborhood roads. The affected areas are based on Board observations and recommendations from contractors.
- **Pond Maintenance Upgrade:** Based on recommendations from Hood County who it is proposed that we modify the spillway(s) height to increase the pond depth in order to mitigate the effects of prolonged heat/drought to improve the health of the ponds.
- **Gate Cameras Update:** Cameras located at the gate are not the best quality and need to be updated with a better quality camera, this will help with the continued back gate issue of vandalism and people trying to forcefully open the gate.

Community Updates (Tony Austin):

- **Restrooms at Pavilion:** There was some vandalism to the restrooms and due to freezing temperatures, some pipes bursted. Main water line was shut off and heaters placed to avoid any damages. The board will begin a winterization program and shut off water during the freezing temperature months.
- **Traffic Safety:** Speed continues to be an issue, please be mindful that warmer weather has begun so safety is a priority, follow speed limits at all times. There were speed bumps installed at both gates to reduce the speed, protect people while working on the gates and protect the track of the gate.
- **Leasing Amendment:** Tony Austin reminded all present that Leasing Amendment is still open and encouraged residents to vote if they have not voted yet.

Resident Q&A: (3 Minute Max per Owner)

- After much discussion among residents and board members it was agreed that the board would contact a Civil Engineer to look at the roads and assess the best way to improve the roads and come up with a proposal to present to the community.

Voting Results to Spend Reserve Funding for Road Repairs/Improvements:

- Votes that were received at the meeting along with Absentee Ballots were counted and Voting to Spend the Reserve Funding for Road Repairs/Improvements did not pass.

Adjourn: Meeting adjourn at 7:28pm