



**Open Board Meeting Minutes**  
**June 4, 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)  
**18 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.

**Community Updates:**

- **Road Work:** Tony provided an update on the current engineering review and upcoming meeting onsite with the reserve study engineer.
- **Leasing Amendment:** Tony provided the current statistics of the voting received to date. Several community members expressed their concerns on the leasing amendment

and voting. Several other members voiced their support of passing the supplement. The board encouraged everyone to do their due diligence and vote.

- **Traffic Safety:** Dwayne provided information on the speed bump placement benefits brought forward on the placement. Several homeowners responded positively to the placement and requested more speed bumps be considered. The board asked for anyone who feels a speed bump is needed in a specific place to please reach out to Dwayne.
- **Entrance Landscape/ Pond Area:** The board is working to receive bids for the entrance landscaping plant replacement and the tree trimming around the pond area. Pond maintenance to the water quality has begun and PMG stated will continue until the temps drop which is normally November.
- **RCR Spring Party:** The new date for the social has been moved due to June 15 due to the rain.
- **Gate Issues:** The gate repair work is scheduled for later in the week. The issue appears to be with the software. We will send updates as they are available.
- **Reserve study, finance update, new committee member:**

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

- Questions asked about additional speed bumps being placed. Board stated to reach out to Dwayne to discuss.
- Resident asked about reserve account, pond maintenance and current internet agreement. PMG stated the reserve was allocated out into CDs with different banks and will be identified on the financials. Vince Blankenship commented the reason for it being held originally was to be used for road repairs.. Pond maintenance was discussed further on what they do each visit. The internet agreement was determined to be between Windstream and the developer.

**Adjourn:** Meeting adjourn at 7:28pm