



Open Board Meeting Minutes
March 18, 2025 6:00 PM CST
320 Fall Creek Hwy.
Granbury, TX 76049

In attendance:

Tony Austin-	President
Derrick Boyd-	Vice President
Vince Blankenship	Treasurer
Oscar Iturralde-	Member at Large
Dwayne Adkins	Secretary
Dawn Kelly-	Property Management Group (PMG)

Call to Order/Board Introductions/Notice of Quorum:

- Tony Austin called the meeting to order at 6:05pm. Board members introduced themselves. Board Quorum present.

Lawsuit Resolution:

- Tony Austin provided an overview of the finalization of the lawsuit. Both parties met an agreement, ending the lawsuit.

New Business:

- Leasing Supplement- Discussion and Vote: Vince Blankenship provided examples of other local communities pursuing leasing amendments and supplements to their deed restrictions. Vince stated the best way to prevent a problem is to prevent it before it happens. The potential negative impact from non-compliance can affect the community as a whole. There are

security concerns with in and out tenants. Overall, the financial reputation of Rolling Creek Ranch could be negatively impacted. The leasing supplement defines the purposes of property and the tem leasing. The leasing supplements does not affect leasebacks nor family/ friends in the home. The board recommends voting in favor to pass the leasing supplement. Vince asked those present to vote today. A paper ballot with a self-addressed stamped envelope will be sent to each lot owner. Vince with volunteers will go door to door if needed to ensure the voting quorum is reached. The voting quorum was provided. Homeowners asked questions on the process of the vote and all questions were answered by the board.

- **Roadwork Expenditure- Discussion and Vote:** Tony Austin provided the detail obtained by TXDOT did not align with the received bids for road work. After numerous discussions and evaluations, the board has decided to pursue work with C4. The board received three letters of recommendation from a local community, the City of Weatherford, and Highland park. Tony stated the bid included a cost for sealing/ rejuvenation from the Lusk Branch entrance to the Heathington Cul-de-sac. A filler sealer will be applied to larger cracks known as “alligator” cracks” to extend the life of the roads. Tony provided the traffic impact of the application if approved. The damage on the Heathington on Cul-de-sac area is included in the bid. Future road work will then be phased. A motion to move forward with spending \$12,500 for crack sealing was asked to be motioned. Vince Blankenship motioned. The motion was seconded by Dwayne Adkins. Motion passed to do the crack sealing. A motion was requested to begin the vote of the membership for additional reserve funds not to exceed \$70,000.00 as presented. Dwayne Adkins motioned. Tony Austin seconded the motion. Motion passed. The board encouraged those present to vote as 30% of the membership has to vote in favor for the funds to be accessed for the work.
- **Gate Issues:** Tony Austin stated the gates are an ongoing expense. A few options for consideration were presented: leave the gates as is to limp along, hold gates open as done when there was more construction. The time suggested was 7 am- 7 pm daily, replace to swing gates and begin getting bids, or get rid of the gates, transferring the roads to the county. The county would have to accept roads. A fellow owner asked if Lusk Branch is county maintained. Board members confirmed it is county maintained.

Homeowners asked about having new gates placed would the wood slats be removed, making it lighter. The board is considering this option. A homeowner stated the gates take away from the security feel of the community. Another homeowner followed up by stating security cameras may be options. The board stated there are cameras; they are needing to be updated.

Resident Q & A:

- Ken Sapp stated the financials are not updated on the website and asked why minutes are not approved during the meeting. PMG stated minutes are not one of the 15 items requiring approval during the meeting. The goal is to get the minutes out in a timely manner to those not able to attend.
- Renee Walker asked questions on the website options, the marquee replacement and other communication concerns. Tony Austin provided detail on the marquee and cost to replace. Oscar provided other options the board is looking further into.
- Homeowner asked about applying extra soil to the curve at Heathington. Board stated they are not in favor as it could result in an erosion issue and will look at the area further.

Adjourn:

- Meeting adjourned at 7:23 PM CST.