

RC POA Meeting

Date: 7/6/23

Location: Ranch House

Uploaded by Haley Arteaga-Secretary

Emailed to officers for notes 7/7/23 and no notes were made.

Haley Arteaga uploaded this document 7/15/23.

Order of Business:

A. Roll call of Directors; Proof of Quorum

John Hodges, Haley Arteaga, Donna Lowry, Bryan Gaddis, Suzy Martin, Erin Cargile
We have a quorum.

B. Proof of notice of meeting

Approved

C. Approval of minutes of preceding meeting

Approved by Donna Lowry

2nd by Haley Arteaga

Voted to approve by all

D. Report of Officers (1) Accounts and Reports as listed in Article 7 (2) Report of Annual Budget (3) Approval of Annual Budget

E. Report of committees

Ronnie Hill has been put on agenda for next city council meeting to discuss Pickleball.

F. Election of directors (if at an Annual Meeting or Special Meeting called for that purpose)

G. Unfinished business

Updates on entrance lot

H. New business

Daniel Wetzel of Quad K to speak on new development, present with attorney and Blake Hayes.

Updating bylaws to: if you own x lots, you only get x votes

14 acres

61 single family home lots

Submitted 1st 15 homes for permit
Working with bldg committee
Break ground July 2023
Roads and utilities completed
61 new homes
Rendering presented
1800-2600 sq ft homes
3 bd 2 bath, 4 bed 3 bath homes
11 floor plans
Daniel passed floor plans around to residents present
Custom design homes
5 different internal and external finish outs
80% front rock, brick, stone with some stucco, side and back will be brick
Smart home community-smart locks, thermostats, appliance
Managed rental community-1st in this part of TX-entire subdivision managed,
maintenance, yards, lights, property manager will live on site full time
2 key demographics-young professionals and retirees
Not section 8 housing
Quad K investments-B2R Texas
Question from resident-what is lease?
Price point 1.25 sq ft
1700-2800\$ per month
Rentals targeted
Imre is not a partner, not involved (per Daniel)
Imre not involved with Wetzel LLC
Daniel could sell to individual Investors later
Not exempt from Ransom community rules
Phyllis Lutrick asked-Whos paying \$1500? Daniel said properties not sold or transferred
from Quad K
Mariana aksed-why own deed of restriction? Daniel said new lots and blocks separate
from original deed restrictions
Discrepancy in distance measured from back of curb
Will meet 35 ft set back on all lots
All property within town of ransom-part of poa
Will own 61 lots, with 61 votes
Marianna asked-What are lot lines? Daniel said standard set backs
When Chapman developed garden homes, filed amendment to restrictive covenant, that
is what should be done according to article, need 20% votes
Why homes for rent?-company partnered with Daniel

What about noise and dirt to adjacent homes-Daniel said most of dirt has subsided, 24 month build time

New traffic issues-outlets approved by city and city engineer, roads built in year

Will they get amenities?-legal to discuss

Rodney asked-how many properties do you own currently rental? Commercial and residential real estate.

This will be Daniel's first rental community

What about crime with increased rental properties? Daniel deferred to city police

How many companies involved/changed since broke ground-2, 1 company started platting, then Daniel since ground broke and roads started

Quad K based in Lubbock

No 2 houses next to each other alike, separated by 2-3 homes

Renters choose by floor plan

Prevent dual families-by lease

Wheres managers office-on site

Own fences all the way around, wooden privacy fences, similar to Parklane fences

Sole investor-Daniel Wetzel/Quad K

Quad K partnered with B2R

Draft lease on website

61 carsx2 on Parklane, Daniel-talk to city, rec. finish spur lane and road in front of city hall and City declined for additional paving (per Daniel).

I. Adjournment