

RC POA Meeting

Date: 9/5/23

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Haley emailed minutes to POA Board 9/6 and no notes were made.

Document uploaded by Haley Arteaga-Secretary

Order of Business:

A. Roll call of Directors; Proof of Quorum

John Hodges, Suzy Martin, Bryan Gaddis, Erin Cargile, Haley Arteaga

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

Erin Cargile made a motion to approve minutes

John seconded motion

Board voted to approve minutes

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

Events-Taco Bout' Taste of the Canyon 10/21 6-7:30pm mexican food cook off, Star

Party 9/9 at dark at the meadow

Habitat-n/a

Chapel-Revival at Ranch House Oct. 17-18, time TBA,

Library-n/a

Pool-n/a

PD-n/a

FD-n/a

Pickleball-22 sign ups for clinics, 175 interested, Tuesday and Wednesday mornings

7:30-9:30am, evenings sessions when weather cools off.

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

G. Unfinished business

Lawyer updates-

John Hodges-lawyer hired

Updates last few days

Waiting on final decision

Attorney speaking to 2 other real estate attorneys

Ransom Ranch may not be part of our POA

“Lake Ransom canyon addition...now or hereafter platted”-attorneys agreeing Ransom Ranch not part of POA

Ransom Ranch website includes members of community will have access to ranch house, pool, and lake

Feb. 2022 agreement between town of Ransom Canyon (City Manager and Mayor) and Beast LLC-“RRanch can use and enjoy lake”

Resident-rent \$4200 a month, 1 house should be for 1 family, background checks, they could move in and sublet it, have someone else move in

John-own POA or HOA hopefully managed accordingly

Resident-RRanch access to our amenities

Resident-cheese factory employee unable to pay this rent

John-attorney couldn't make it to our meeting, coming in the future to a POA meeting to speak to community at Ranch House

Vicky possibly meeting with Burrows and Senator Perry

POA unable to stop Ransom Ranch

No money on resale if they're not part of POA, attorney sending letters to people owing annual dues, balance \$19,000, most on list no longer live here-can't collect on them, liens placed on property owners not paying dues, some 6-8 years not paying

Resident-lot acreage, taxes, POA, \$60, we don't need to be taxing our grandparents

Shelly-which doc has precedence

John-how do you read the docs

Resident-if they can use the amenities, can we set fees, can we get paid when the house gets built

Resident-legit doc from 1965-on any platted land will be a part of POA, edition in city limits, no POA authority, doc not signed by POA, not voted on by POA, not voted on by city council, what weight does doc have?

John-drainage into brook with trash

Resident-POA isn't going to do anything about brook or pool

Erin-we can't tax residents

Resident-tax the rich people

Resident-can we raise dues?

Resident-\$25,000 in lawyer fees looking into bylaws for changing price

Bryan-board before Ronnie Hill also tried to raise dues

H. New business

I. Adjournment

Erin made motion to adjourn

John seconded the motion

Board voted to adjourn at 7pm