

RC POA Meeting-Annual Meeting

Date: 4/2/24

Time: 6:33 pm

Location: Ransom Canyon Ranch House

Order of Business:

A. Roll call of Directors; Proof of Quorum

John Hodges-President

Erin Cargile

Melissa Taggart-Treasurer

Bryan Gaddis

Trey Tagert

Haley Arteaga-Secretary

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

Bryan made a motion to approve minutes.

Trey seconded.

Board approved minutes from the previous meeting.

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

Budget-Melissa Taggart. Wedding \$150,632, check to Travis for fixing bridge, chairs purchased, Atmos energy turned off gas to island for testing, pressure check, inspections, spending around \$8,000 getting gas line repaired, multiple areas of leaks, 3 different bids, chose most appropriate, up to code in the next few days, official report next month, bids ranging from \$4,000-10,000

PD-golf cart stickers due Jan. 1, James has them, boat permits due

FD-Push In party 4/13/24 1pm,

Bob Bellah

Firewise Work Day with forestry service present, Canyon Clean up upcoming with hot dogs and chili at the Fire Dept

Events-

Val Meixner

4/6/24 City Wide Garage Sale with breakfast and lunch served by RC Fellowship Church as a fundraiser for an upcoming mission trip.

4/13/24 Star Party in the Meadow at dark with the South Plains Astronomy Club

4/20/24 Heritage Potluck-Bring a recipe passed down through generations to share with neighbors.

Clean up day in May

Bird watching

Chapel-Jim Rickard-Sunrise Easter service, 95 people attended, new board as of 4/1, David Hurt-President, all are welcome, looking for plant enthusiasts to help with chapel gardens

Ranch House-

Chelsea

67 events this year

20 POA rentals

26 non resident rentals

All boat slips rented

10 weekends open in 2024

New chairs

Updated electrical

In the future-we probably will have to replace ac and furnaces, ~\$80-100,000, we will need a crane for installation, ceiling tiles need replaced, new tree needed on back patio, update turf

Asked board to change pricing Dec-Feb cheaper months and rest be \$3500. With chairs, maybe we can increase to \$4,000

Thank you Chelsea! We appreciate you!

Exec. session needed for changing rates.

Pool-Monica Nowlin

55 days until open, maybe open sooner

Pool key-fundraiser

Rates upcoming

Hiring kids from the canyon for lifeguard jobs

Tables donated

\$5,000 gift coming to POA from Ron Hornick

City-Elena Quintanilla

Groundbreaking April 12th 10am for upgrade of sewer plant (2 S Lakeshore) then park in front of City Hall, groundbreaking for park renovation, adding 4 pickleball courts, tennis and bball court renovated, ADA parking spots, new benches and lighting, City Hall will have refreshments

Election-May 4

Polls at City hall 7-7pm

Early voting April 22-29 at City Hall until 5pm

City Council meeting next Tues.

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

Suzy Martin and Donna Lowry have left board.

Bryan Gaddis up for re-election

LaRue Hand running

We need people to run for board that have time to help.

G. Unfinished business

- If you have POA documents from previous years, please bring them to the next POA meeting.
- Phyllis Lutrick-house on 2 lots, how much does POA collect for transfer?, tax office says \$500 per lot, Phyllis said \$1500 for house, 2 vacant lots adjoined only \$500 if sold to same person.
Executive session needed for raising or changing fees.
- Chelsea-update on back patio lighting quotes.
- Chelsea-update on chairs.
- Bryan Gaddis-update on gas issues at the Ranch House
- Ice Machine needed for Ranch House
- Storage Building for POA property needed.
- Bob Bellah-Quanah Parker Trail arrow update-cost
Bob said he'd fund it and is working with Texas Tech, research is done, approved to do it.
Board voted to approve.
Donation over \$5,000 needs approval to designate how money is used.
- Memorial bricks-\$50 per brick to engrave \$25 for installation by Wicker Nowlin.
What are we going to charge for the bricks for the POA fundraiser? They were previously sold for \$150-\$200.
Monica-6 wk wait
- Update on AED in Ranch House
- Sign for Dexter Duhan
When Bob was on board, they built bridge and bought house at entrance with Dexter Duhan funding, Bob wants Dexter plaque at entrance, Bitsy doesn't remember plaque discussion, Duhan has donated over \$100,000, Bob Bellah wants more than a brick for Duhan
- Front entrance lot-weed spraying/removal, ask Meghan Mahurin to check on large trees to see if they will survive if we move drip hose further from trees, date for plant installation (lantana and salvia?)
- Anybody want to make a phone book like we've had in the past?

City Council Candidates

Ronnie Hill-38 year resident, 3-4 different houses, raised kids here, son is police chief, served on POA a few years ago, passionate about this community, POA has done more events and things to bring community together, posted online for volunteers to step up, trust is a problem in our community, we've got to bring our community together, Pickleball Man-brought community together, 125-150 people, families, friends attended Pickleball, we can't give up, 3 positions and 5 candidates running. Transparency coming to fruition. Customer is who you look to. Partners with POA.

Ron McWilliams-at fire event in Lubbock, is running for City Council

Vicky Keller-passionate candidate, 5 year resident, community from day 1 of being a lot owner, everyday you make a difference, servant's heart, volunteered in Houston, worked on political campaigns, volunteer of the year for 2015 for senate district, I work for you, I don't work for City Hall. I want a collaborative relationship between City Hall and POA to be better.

Jim Rose-35 year resident, 40 years in world of education, some experience with students, budgets, parents, administration, community, philosophy of clarifying goals, every project requires a budget, allowing people to have jobs and be responsible for jobs, no agenda, City Hall courteous and knowledgeable, police and fire respond quickly

Mark Sundy-7 year resident, retired last year at 62, family nurse practitioner, wife Sylvia, 2 grown kids, 3 grand kids, strength-not afraid to vote against others, vote what you think is best

School Board

Marty Whetzel-Roosevelt board unfinished business

Travis McCalister-farm in Acuff, 4th gen grad of Roosevelt, son in Kindergarten, make Roosevelt successful, wife prof at Tech, mom taught at Roosevelt, brother taught at Roosevelt

Ali Lucero (Place 5)-built house 2 years ago, Roosevelt grad, son starting school next year, accountant for 13 years, CPA candidate awaiting scores!

H. New business

Chelsea-if you're not a resident, you cannot fish here

James Hill-call non-emergency number immediately if you see someone fishing who doesn't live here.

Blake Bartosh-had a tenant complaint about our PD

John Hodges-offered Blake POA attorney phone number Keith Thompson our real estate attorney

James Hill-max horse power for boats is 200 at our lake, tenant can't get on water, proactive policing by meeting with tenant prior to entering lake

Donna Lowry-long term vs VRBO rentals

Allen Butler-are we putting chain across boat ramp?

Bitsy-how do we keep it locked?

Board positions-

1 &2 Haley and Melissa joined board 2023 so they are still on for 1 more year.

3 Erin is in her 3rd year so not up for re-election

4 Trey came on in Donna's spot in 2023 and Donna joined board 2021, so Trey is not up for election

Bryan joined board 2022 (up for re-election)

Open positions for John and Suzy's spots (2)

I. Adjournment

Erin motioned to adjourn the meeting.

Bryan seconded.

Board voted to adjourn the meeting.

Time: 7:47pm