

RC POA Meeting

Date: 8/8/23

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Haley emailed this document to POA Board 8/9/23 and no edits were made.

Document uploaded by Haley Arteaga-Secretary

Order of Business:

A. Roll call of Directors; Proof of Quorum

John Hodges, Donna Lowry, Erin Cargile, Haley Arteaga, Melissa Taggart

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

John moved that minutes be approved.

Erin seconded that minutes are approved.

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

Chapel-n/a

Events-Meteor Shower 8/12 after midnight, meet in meadow with South Plains

Astronomy Club members

PD-requested POA member at meeting prior to triathlon

FD-n/a

Habitat Conservation-Scottie Hildebrandt, treating meadow for mosquitos, apply biologic product, pesticide, safe to wildlife, effective

City Council-n/a

Pool-best year ever on snacks \$2,600 in 1 month, boats and seadoos needing to get in during triathlon, please leave 1 lane open during triathlon for POA to get in the lake, trash left by triathalon, all lifeguards live in the canyon, starting 16th weekends only, open through labor day, more parties from residents this year

Pickleball Club-Ronnie Hill, met with city and asked to consider not doing all the things Parkhill Smith plan d/t price of \$150k for courts, 2024 date from city, 8 people at a clinic at a time in the morning d/t heat, Tues. am, come watch and join

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

G. Unfinished business

Lawyer for POA-Keith Thompson

John and Trey visited w. him last Weds.

Is development platted or not-doesn't matter d/t original deed of restriction

New dev. will be part of POA

Lease terms-length of time someone can stay, no 1-3 month

Can we have a rental home limit?

Sex offender restrictions

Restricted use of community amenities-pool/lake

Registration and fees

Landscape maintenance agreements

Fines-failure to register

Mtg with city manager-there's nothing illegal

City has no interest in stopping development, city doesn't want to get into lawsuit, please read by laws, POA hands tied, we paid \$5k to lawyer and \$300/hr

Resident- POA is a 501C4 organization, internal rev. Service rules, we don't want to lose tax exempt status

Resident-fundraisers needed?, you can't donate to POA for a cause

Resident-can we resurrect We the People Committee as a place holder for money

John-annual maintenance fees

Donna-we don't budget for committee, Events doesn't have a budget from us, Taste of the Canyon didn't have a budget

John-after hear from Keith Thompson, maybe have a special meeting for updates

Resident-what are we doing to anticipate this not happening again?

Donna-this was established by city

John-3-4 months ago ~April, text from city council, what is POA policy on rental properties, BTR on sign, single family home idea presented to POA 2.5 years ago with different plans and group

H. New business

Vicky-how did we get in this mess?, by laws review for 9 months, bylaws governed by state law, changes from 2020-2022, 8 new laws that impact POA, bill that tells POA we cant discriminate on how a renter pays, section 8, state/fed./local funding

We need to get Burrows and Perry assistance for drafting resolution to bylaws before 2025 session begins, bylaws are Texas law, House Bill 1193-changes made in 2020 of how much notice for special meeting or general meeting, reach out to Burrows and Perry for help, county commissioner said we have to go through POA, next meeting

2025, 4 hrs every Sat. for 9 months reviewing bylaws, 1 lot 1 vote state statute, 1 entity (LLC), no statute limiting votes

Ashley-can we make bylaws more detailed?, made regulations more strenuous, limit amount of rental properties, resident for 2 yrs prior to making home rental property

Trey-is this part of POA?, What can we do?

Ashley-original platting survey 1972

Vicky-do we know Chapman's original plan for that land?

John-POA right to maintain reserves and easements...now or hereafter platted

Residents-weeds up top at entrance

John-help with weed pulling Saturday morning

Alice Cox pulling weeds

Haley discussed lot up top, met with 2 landscape companies, 8 trees coming for Texas

Arbor Day early November, completed in phases

Melissa-We have a list of who owes from The Tax Place

Vicky-House bill 886 and 614-fines and how to collect

Brad-people parking in lot

James-sign for parking needed for no long term parking

Monica-Thanks Bitsy for pulling weeds

Resident-Thanks for civil meeting, Can we get city council to open up to us and answer questions? Can we invite for Town Hall Meeting? Or coffee with mayor?

Chelsea-Aug. 15 unofficial date Coffee with mayor

Jim-rec. John invite for coffee with mayor, 1-2 members city council for informal town hall

Scottie-dump standing water on property

Vicky-Thanks John for standing up at City Hall last week

Resident-years ago we had a directory

Resident-directory from 2015, no longer d/t privacy

I. Adjournment

John moved that meeting be adjourned.

Erin seconded that meeting be adjourned.

Board voted to adjourn.

Meeting adjourned at 7:30pm.