

**RESOLUTION OF THE BOARD OF DIRECTORS
of Ransom Canyon Property Owners Association**

Proposing: Imposing a Special Assessment; Approval to Incorporate Additional Property.

I. RECITALS

A. This Resolution responds to various requests received by the Board of Directors. This Resolution authorizes the Board to propose the following items for a Membership Vote:

- **Imposition of a Special Assessment**
- **Approval for the Board of Directors to enter into an Annexation Agreement**

B. This Resolution was adopted on October 1, 2024, at a regular meeting of the Board at which a quorum was present.

II. RESOLUTION

A. Be it Resolved by the Board of Directors of the Ransom Canyon Property Owners Association:

1. The Ransom Canyon Property Association is empowered to levy Special Assessments with a vote of approval from the Members, as provided in the Bylaws. A Special Assessment of \$60.00 per lot will be assessed to pay for the air conditioning replacement at the Ranch House. This assessment is due and payable on or before January 1, 2025 and can be remitted along with the annual assessment. This proposal shall be submitted to the voters at an election to be held October 15, 2024. The ballot shall be printed to provide for voting for or against the proposition: "**Imposing a Special Assessment to pay for the air conditioning replacement.**"
2. The Board of Directors has the authority to adopt or amend a Dedicatory Instrument with a vote of approval from the Members, as provided in the Bylaws. Pursuant to this authority, the Board of Directors is authorized to enter into and execute all necessary agreements and instruments thereto, in order to incorporate the property identified in "Exhibit A" into the Association; provided these newly added lots are subjected to acceptable restrictions that *prohibit the development of the properties for the purpose of "Build-to-Rent" and limit changes to those home designs currently permitted by the Town of Ransom Canyon without approval from the Board of Directors (which will not be unreasonably withheld.)* This proposal shall be submitted to the voters at an election to be held October 15, 2024. The ballot shall be printed to provide for voting for or against the proposition: "**Approving the Incorporation of Additional Property.**"

- B. A copy of the **Meeting Notice, Absentee Ballot and Proxy Vote Form** is attached as Exhibit B.
Within the next 5 business days, these materials will be uploaded to the Association website.

Certification of Resolution

I hereby certify that the above resolution was adopted by the Board of Directors, effective October 1, 2024.

John Hodges, Vice President

Haley Arteaga, Secretary

Appendix B
Ransom Canyon Property Owners Association
Meeting Notice
Special Membership Meeting – October 15, 2024

A special meeting of the Members of the Ransom Canyon Property Owners Association will be held on October 15, 2024 at the Ransom Canyon Ranch House. The Special Membership Meeting is scheduled to begin at 6:30pm Please arrive at the meeting at least fifteen (15) minutes early, so that your attendance can be registered before the meeting commences.

The purpose of the Special Membership Meeting is to discuss and/or vote on the following matters:

1. Imposing a Special Assessment to pay for the air conditioning replacement.
2. Approving the Incorporation of Additional Property.

The Board of Directors has enclosed a proxy form with this notice in the event you are unable to attend the Special Membership Meeting and would like to designate an individual to attend such meeting in your place and vote on your behalf. If you choose to use the proxy form enclosed with this notice, a blank line is provided in the proxy form where you may designate the proxy-holder of your choice. ***To be effective, the proxy form must be signed and dated, and either returned to the Association at the address provided below, by 5:00 pm on the last business day immediately preceding the date of the Special Membership Meeting or presented at the Special Membership Meeting prior to such meeting being called to order.***

The Board of Directors has also enclosed an absentee ballot with this notice in the event you are unable to attend the Special Membership Meeting but would still like to cast a ballot on the matters to be voted on at such meeting. Please be advised, if you cast your vote via absentee ballot instead of attending the Special Membership Meeting, you will forgo the opportunity to consider and vote on any action from the floor concerning the matters to be voted on at the Special Membership Meeting. This means that if there are individuals nominated for election or amendments made to any pending ballot items from the floor, you will not be able to vote for such nominees and/or your ballot will not be counted on the final vote on any such amended ballot items. ***To be effective, the absentee ballot must be signed and dated, and returned to the Association at the address provided below by 5:00 pm on the last business day immediately preceding the date of the Special Membership Meeting.***

In addition, the Board of Directors has approved the use of electronic ballots for the Special Membership Meeting. Instructions for casting an electronic ballot will be posted at www.ransomcanyonpoa.org.

Please return executed proxy forms and /or absentee ballots to the Association in advance of the Special Membership Meeting at the following address:

Ransom Canyon POA, A Lakeshore Dr. Ransom Canyon, TX 79366

We look forward to your presence and input at the special meeting of the Association's Membership.

Sincerely,

The Board of Directors

Ransom Canyon Property Owners Association

Absentee Ballot

Special Membership Meeting – October 15, 2024

The undersigned member of the Ransom Canyon Property Owners Association, being entitled to vote at the Association’s Special Membership Meeting on October 15, 2024, hereby casts my vote(s) as set forth below. No vote shall be cast for any issue(s) not marked below.

Notice Required by Section 209.00592 of the Texas Property Code

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals, your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Ballot Issue 1

Imposing a Special Assessment to pay for the air conditioning replacement.

_____ I vote for this item.

_____ I vote against this item.

Ballot Issue 2

Approving the Incorporation of Additional Property.

_____ I vote for this item.

_____ I vote against this item.

*** FOR THIS BALLOT TO BE EFFECTIVE, YOU MUST SIGN BELOW AND, PRIOR TO THE CALL OF THE MEETING, RETURN YOUR COMPLETED, SIGNED ABSENTEE BALLOT TO THE ASSOCIATION AT:

Ransom Canyon POA, A Lakeshore Dr. Ransom Canyon, TX 79366

Please identify the property address, print the name(s) of the owner(s), and sign and date the absentee ballot.

Owner's Property Address: _____

Owner's Printed Name: _____

Date: _____

Owner's Signature: _____

Proxy-Holder's Signature:* _____

* If this absentee ballot is being cast by a proxy-holder on behalf of the Owner(s), please identify the name(s) of the Owner(s) and their property address, sign the ballot on the Proxy-Holder's signature line, and enclose or attach a copy of the proxy signed by the Owner(s). IF THIS ABSENTEE BALLOT IS CAST BY A PROXY-HOLDER ON BEHALF OF THE OWNER(S), THE PROXY SIGNED BY THE OWNER(S) THAT DESIGNATES THE PROXY-HOLDER MUST BE ATTACHED TO OR ENCLOSED WITH THIS ABSENTEE BALLOT FOR THIS ABSENTEE BALLOT TO BE COUNTED.

**Ransom Canyon Property Owners Association
Special Membership Meeting – October 15, 2024**

Membership Proxy Vote Form

By this Proxy, the undersigned owner of the hereinafter identified lot (the "Property"), being a member of the Ransom Canyon Property Owners Association (the "Association"), on behalf of such owner and all other owners of the Property (collectively, the "Owner") hereby appoints:

[Name of Proxy-Holder]

as Owner's true and lawful proxy with full powers of substitution for purposes of establishing a quorum and to represent and cast votes on behalf of Owner at the special meeting of the Association's members to be held on October 15, 2024, (the "Membership Meeting"), or any adjournment thereof, for any and all business as may properly come before the members at such Membership Meeting. **If no name is placed in the above blank, Owner's proxy shall be considered given and assigned to whomever is President of the Association at the commencement of the Membership Meeting.**

The proxy-holder designated above [] **may** or [] **may not** (check one) assign this proxy to another person if the proxy-holder cannot, for some unexpected reason, attend the Membership Meeting. If no box is checked, by default the proxy-holder shall be allowed to assign this proxy to another person.

This proxy revokes all proxies previously granted by the owner(s) of the Property. This proxy shall be considered automatically terminated and withdrawn if an owner of the Property: (1) signs and delivers to the Association a written notice of revocation of this proxy prior to the Membership Meeting being called to order; (2) actually attends the Membership Meeting; or (3) signs and delivers to the Association a written proxy appointing someone else, dated later than this proxy. ***To be valid, a completed proxy or subsequent proxy revocation must be either delivered to the Association at the mailing address provided below by 5:00 p.m. on the last business day immediately preceding the date of the Membership Meeting or presented at the Membership Meeting prior to such meeting being called to order.*** If you are mailing the proxy or a subsequent proxy revocation, please deposit it in the mail at least seven (7) days prior to the Membership Meeting to ensure timely receipt by the Association. A completed proxy or proxy revocation may be delivered to the Association in advance of the Membership Meeting at the following mailing address:

Ransom Canyon POA, A Lakeshore Dr. Ransom Canyon, TX 79366

THIS PROXY IS ONLY VALID FOR BUSINESS THAT WILL BE CONDUCTED AT THE MEETING OF THE ASSOCIATION'S MEMBERSHIP TO BE HELD ON OCTOBER 15, 2024, AND FOR ANY ADJOURNMENT THEREOF IN ACCORDANCE WITH THE BYLAWS OF THE ASSOCIATION.

Date: _____

Owner's Property Address: _____

Owner's Printed Name: _____

Owner's Signature: _____