

Ransom Canyon POA Special Meeting

Jul 13, 2023

Haley Arteaga (Secretary) emailed minutes to POA officers 7/14/23 and no new notes were made, so Haley uploaded this document 7/19/23.

1. Introduction of Board Members.

Present-John Hodges, Haley Arteaga, Erin Cargile, Suzy Martin, Melissa Taggart

2. Prior to Ransom Canyon Property Owners Association directors voting, open discussion will take place in regards to the following:

- a. Why is the POA voting to obtain the services of an attorney? Legal advice
 - i. Review of Bylaws and Deed of Restrictions. Do we need to change bylaws?
 - ii. New development/possible cease and desist.
- b. Who exactly or what exactly is the attorney going to represent?
- c. Financial Statement of POA; 2022 P & L. Each month profit and loss posted.

3. Ransom Canyon POA board of directors vote.

4. Adjournment.

Resources for Ransom Canyon POA members to stay informed of POA activities:

www.ransomcanyonpoa.org

[www.facebook.com search:RansomCanyonResidents](https://www.facebook.com/search/RansomCanyonResidents). You must be a member of facebook to join.

Please check out the Ransom Canyon Echo. Please get with any POA director and get us your email so we can sign you up.

You can also visit the next door app, type in Ransom Canyon and join the community discussion!

Trey Tagart spoke-

Met with attorney in Lubbock Keith Thompson

Tech grad, real estate and business lawyer, developer in past, familiar with area and new development, litigated CCNR and drafted CCNR, represented HOAs in area

Step 1-review existing docs, What can POA do? If and how our POA would include development

1 wk to review docs

Initial retainer cost \$5,000

John Russel spoke-

Development in the past, on Building Review committee

City attorney said land is not part of original town of RC, part of Lake Ransom Canyon, didn't fall under original deed of restriction, if thats the case, they don't have to be included in our POA, at county clerks this date researching, if it's part of RC, they're not allowed to do a multi family development, Was that land part of original RC development?

Monica-Jack Chapman (original development) may be able to help with original plans

Read deed of restrictions on POA website

Allen Butler-

built latest subdivision, owned 43 lots, garden homes, subdivision contractor, built subdivisions in Lubbock for developers

Area non platted, Daniel owner 2nd, owns Centerline Engineering, drew plans for lots, Daniel said he's the sole owner, Emrie still involved?, Emrie's name in legal docs, Daniel worked for Allen Butler Construction, owns 5 other companies, Daniel has 20% Allen Butler

If land is not platted, what can we do?

Daniel going along with RC deed

1st plat followed RC deed restrictions and setbacks

April 2023-modified deed restriction to change setbacks without going to city ahead of time

TX property code-2+ residents on single track of land=multi fam

Not allowed to develop multi family-is property under out deed restrictions?

1 home is management office

If they have purchased this-did they get commercial loan? Does that go against our restrictions-no

70s provision added developer imposing restrictions on platted and unplatted

What could we do? Clear guidelines of who can use amenities, cap on number of rentals in community as a whole, cap on number single entity owned lots

7916 Holdings became BeastLLC became Quad K

Amendment filed in 90s for garden homes, 0 lot line allowed, owned separately

Ashley-lot size platted

Land in town limites of RC

Has city accepted multi family development?

They haven't submitted plans that have been approved by building committee

Their website doesn't say anything about it being turnkey, etc

Allen-purchase hasn't gone through

Can we change bylaws to only % can be rentals?

Can we limit # of rentals?-Bitsy says cant restrict #

Can we limit airbnbs?-Bitsy says cant restrict #

HOA vs POA

510 homes in RC, 4.2% rentals

Can we limit votes?

Vicky-10 rentals=commercial

Do we have insurance as POA, does board have director and officers policy?

-POA not insured

Tried to buy land-city stated he had to annex everything into 1 lot

Come to City Council Meeting

Monica-Elroy Carson president of board, and board was insured

Bitsy asking Chris Wortham if were covered by insurance

Doc-have we agreed to retain attorney?

Bitsy-budget will be wiped out, this is why dues need to be raised

Leslie-why not ask residents about raising dues

Ashley-special assessment option instead of raising dues, voted on, pay for attorney

John-apologized for how last POA meeting ended with Daniel
John asked for amotion, Erin-made a motion to hire an attorney, Board all voted in support
Vicky-Tech Terrace HOA fighting grad students in rentals, Can we get info from their HOA
Trey-need real estate attorney
Doc-contract attorney?
City council has more power than POA? POA officer statement to City Council, get transparent,
keep residents in the loop
Resident rec. POA meet with Elena
POA formal notice to City, we don't support multi fam development, changes in set back
requirements. Count support
Doc-paper trail
Vicky-minutes need to be accurate with whos present
City Council Budget Meeting this date-city manager said developer lied, discussing and
debating how to pay for paving that developer didn't do (Stirrup Ln)
Ronnie Hill-city council discussion about rd, big trucks coming in back road, gravel for trucks,
then paving after building is done, ORR financials confusing-making it easier to read
Denton Collins president before Chris-could tell us about insurance
Ronnie-3 residents at POA meeting, encouraged residents to attend meetings, Pickleball courts
updated, met 2x with Elena, trying to delay courts based on grants
Carl Schultz put money up for courts, courts not updated
Vicky-letters from residents "not on my watch"
Doc-template with bullet points requested to Vicky
Vicky-speak from the heart how you feel about this project
Alan Russel-trying to change what they submitted, against multi fam development in a single
family community and against change in setback requirements
Ashley-motion to pursue and research insurance, get it
Suzy Martin made a motion for researching insurance for POA, Erin Cargile seconded motion,
all board officers voted in favor
Can people donate to cause?-question for legal counsel
Ashley-it has to go to general fund if it's donated
Melissa Taggart motion to adjourn, Erin Cargile 2nd, all voted in agreement

Main speakers from residents-

Trey Tagart
John Russel
Allen Butler
Ashley Hougland
Vicky Keller
Doc Tweedy