

RC POA Meeting

Date: 11/7/23

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Order of Business:

A. Roll call of Directors; Proof of Quorum

Haley Arteaga-Secretary

Donna Lowry-VP

Melissa Taggart-Treasurer

Bryan Gaddis

John Hodges-President

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

Donna moved to approve

Melissa seconded

Board voted to approve.

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

PD-1 Pill Can Kill Program 11/28 6pm, James has fliers and fliers will be at FD for Pancake Bfast

FD-Pancake Bfast 11/11 8am-11am at Fire Dept

Events-Georgette and Val leaving leadership, Cindy Couch and Shelly Moore taking over, Turkey Trot 11/24 9am, Xmas Parade and reception 12/10, Clear Rock Realty sponsoring Light Up the Canyon contest and providing prizes to winners

Chapel-sent thank you card for using Ranch House for Revival, Resident announced Home Tour 12/14, tickets not on sale yet-stay tuned, Xmas Tree Lighting event coming up, no dues, everything is donated

Ranch House-ice machine being fixed 11/8, Bridal Suite leaking from the ceiling and being fixed soon, Oct. booked 17 days, 2024 booking up

John asked for rec. for fixing wall in Ranch House parking lot

Allen-Bridge sealed and repaired

Pool-52' water for any brave Polar Bears to swim

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

G. Unfinished business

Review meeting with Lawyer-Kelvin Thompson

Trey Taggart will discuss increasing POA dues

H. New business

Total income \$15,904.07

Expenses \$26,237.06

Insurance quotes coming for liability for Directors and Officers.

Trey Taggart POA Member discussed increasing POA dues-has a powerpoint that will be posted. Top 3 POA expenditures-wages, repair, insurance. 1965 deed \$5/month and no increase in 50+ years. With inflation, \$5 in 1965 would be \$50 today. Value in POA and amenities need to be protected. 2022 statements categorized and funds coming from dues 28%, rentals 27%, resale certs 18%, pool 17%. Half of budget-pool and venue rentals. Venue rental with POA attached. Trey's proposal based on inflation and sensitive to expenses, increase in fee over 5 yrs, only apply to lots with house, exempt fixed income 65+ & disabled, lots without house will stay \$5/month or \$60/year, increase idea \$10 each year for 5 years.

Risks of inaction-special assessments, degradation of amenities like ice machine and roof, loss of use of amenities, Ranch House plugging gaps, attorney said we could go to court and have judge change it

Allen-we thought we couldn't raise dues

Attorney doesn't think Ransom Ranch will be part of POA and Ransom Ranch thinks they will be. Doc signed by Mayor, City Manager, and Attorney-Municipal Services agreement with Beast LLC said Ransom Ranch can use lake. City can grant access to lake but, you must pass through POA property to enter lake.

Bob-We the People majority vote where donations go

Ashley-every 2 yrs laws change and update, bylaws out of date again

Bob-funding events with donations, wants to get community involved, came up with

Taste of the Canyon event idea

Ashley-community has changed, invite your neighbor to events

John-\$1000 with Hub City Title for docs with county, attorney looking into ability to raise dues

Trey-everyone in room raised hand in agreement of raising dues

Resident-are donations allowed? Yes, you can pay any amount over dues.

Ashley-Whats requirement for votes for assessment vs dues? 80% of those in attendance, is it easier to pass assessment

John-lawyer looking into voting

Donna-assessment example-POA says everyone has to pay extra money for insurance, you must pay it to sell your house

Bob-hired a lawyer back in the day to find ways to raise money

Resident-What does POA due to collect money? Lawyer sending out letters and if they dont pay they have a lien put on property.

Bitsy-POA last 5 years-rebuilt 30+ year old pool, Ranch House-stone, parking, floors, chandeliers, painting, wedding point, pump up to chapel, bridge

John-thousands of dollars on liens at Ransom Ranch, building has begun

Resident-Is there any push back from Ransom Ranch? Are we close to paying lawyer again?

No lawyer charge so far besides retainer fee.

Both title companies said plot not part of our POA.

Resident-Ransom Ranch is falsely advertising

Resident-Does corp get a POA vote? No, not part of POA

April-upcoming POA elections, 4 spots opening up on board, this is a time consuming position

Allen-do we still want gravel? 6-8 loads, boat ramp lock code with boat permit

Erin-wait til Spring for gravel

John-boat lock info in bill

Monica-docks need to be repaired for boaters

Bitsy-Benny Garcia plaque ready to be installed on an upcoming Saturday

I. Adjournment

Time: 7:24pm

John Moved to adjourn

Board voted to adjourn