

RC POA Meeting

Date: 12/5/23

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Order of Business:

A. Roll call of Directors; Proof of Quorum

John Hodges-President

Trey Taggart-VP new member

Haley Arteaga-Secretary

Melissa Taggart-Treasurer

Bryan Gaddis

Thank you Donna Lowry for your 3 years of service as Treasurer and VP.

Board voted to add Trey as a member of the board in place of Donna Lowry.

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

Melissa voted to approve minutes. Bryan seconded.

Board approved minutes from 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

PD-One Pill Can Kill 15-20 people present, this program will be presented again in the future

FD-New Fire Truck was delivered 12/3/23!

Events-

Christmas Light Parade this Sunday, line up 5:30pm at City Hall, Parade at 6pm, Reception after with Santa and Mrs Claus, please bring wrapped cookies, Toys for Tots box,

Light Contest Winners announced 12/12 sponsored by Clear Rock Realty

Chili Cookoff 1/27

Chapel-Jim Rickard: Fundraiser Let Your Light Shine for Jesus, 30-40 people attended, greatly appreciate contributions, Next Fundraiser 12/14 Tour of Homes, 4 homes volunteered, tickets available, \$15 if you buy ahead of time and \$20 on day of tour, Cherie has tickets

Ranch House-n/a

Pool-n/a

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

G. Unfinished business

H. New business

Trey Taggart taking over Donna Lowry's VP position on POA Board

Chelsea Sheffey-Ranch House chairs

Scottie Hildebrandt: Mosquitos-cleaned out low spots in meadow with Audubon Society, pumping stagnant water back into lake to prevent mosquitos. Minor dirt work near drainage canal on S. Lakeshore eroded spot. **Riding lawn mower needed for lower spots in meadow right before big rain in May.**

Profit and Loss-

Income 3917, were in the negative, evens out during wedding season, POA account \$94,564.16

Resident-Thanks for Benny Garcia monument and event. Thanks Bitsy Culberson!

Benny Garcia's family was present with balloon release and cookies. 15 people present.

Thanks LEAS and Scottie Hildebrandt for clearing grass.

Thanks Bill and Leslie Auld of Triple J and Bighams for donating decor to entrance lot.

Drip lines installed at entrance lot for new trees.

Trey Taggart-meeting with lawyer 12/1/23. Attorney reached out to developers attorney to tell them they can't access amenities. Municipal agreement with City and Developer that says Ransom Ranch has access to lake signed by City Manager. They can't access lake without going through POA property. Ransom Ranch advertising that they have access to POA amenities. Legally they don't have rights to it.

Dues: Lawyer says 100% vote not needed to raise dues. Multiple versions of bylaws.

No document saying we need 100% vote.

POA wants to raise dues. Special meeting to discuss raising dues.

I. Adjournment

Haley motioned to adjourn meeting, John seconded. Board voted to adjourn meeting.

Time: 6:56pm