

RCPOA Property Improvements
Undertaken in 2019 - 2020
and
Possible 2020 Capital Expenditures

Pool Renovation – Completed in 2020

- The Ransom Canyon residents approved the renovation of the swimming pool at our 2019 Annual Meeting.
- A total of \$53,000 in spending was allocated and approved by residents.
- The pool renovations were completed within the budget and on time.
- The pool is ready for use, and will open at the beginning of the 2020 swimming season.
- Congratulations to Monica Nowlin (pool manager), Carter Trew (RCPOA Board member), and Chris Wortham (RCPOA Vice President) for championing this project from bid solicitation through project completion!

Boat Dock Renovations – Completed in 2020

- The RCPOA Board saw a need to refurbish the existing boat slips (to remedy safety issues and general dilapidation), and solicited bids for the work.
- The bid amount was approximately \$7,900 and was approved by the Board.
- The work commenced on a Friday, and was completed by the following Tuesday.
- The renovated boat docks are now available for rent on an annual basis.
- Congratulations to Chris Wortham (RCPOA Vice President) and Carter Trew (RCPOA Board member) for reviewing the various proposals, selecting the contractor, and overseeing the work!

Ranch House Renovation (Part 1) – Completed in 2020

- The Ranch House managers, Heidi Wilson and Marti Greer, came to the Board with a request to fund the repainting of the interior of the Ranch House. The interior was showing its age and needed a significant amount of work.
- Marti and Heidi solicited several bids, interviewed the contractors, and made a recommendation to the Board as to the contractor best suited to complete the work.
- That contractor was selected by the Board; the bid amount was approximately \$4,200. The work was completed in April 2020.
- Congratulations to Heidi and Marti for championing the project, and overseeing the work!

Brookhollow Road Lower Dam Walkway – Completed in 2020

- A Ransom Canyon resident, Dexter Duhan, approached the RCPOA Board with a request to install safety railings on the steps leading to the lower dam on the Brookhollow loop road.
- The steps are steep and a potential safety hazard for residents seeking to access the crosswalk on the lower dam. The Board agreed that safety railings were sorely needed!
- Mr. Duhan had already solicited a bid from a local contractor for fabricating and installing the safety railings.
- The Board reviewed the materials Mr. Duhan had provided, made a number of modifications to the plans, and awarded the contract to the fabricator. The contract amount was less than \$1,000. The work was completed in April 2020.
- Congratulations to Dexter Duhan for suggesting the improvement and doing much of the “legwork” involved in making the project happen!

Ranch House Renovation (Part 2) – To be Completed in 2020

- The Events managers, Georgette McPherson and Val Meixner, came to the Board with a request to fund the purchase and installation of a large-screen television in the Ranch House. The lack of equipment has been obvious, as the managers and/or residents have typically brought in such equipment in the past.
- Val and Georgette investigated several brands, sought out both local and internet prices and availability, and made a recommendation to the Board as to the size and brand that would best fit our needs.
- The Board voted to allocate \$1,500 for the project, which would include a wall-mount installation. However, since the funding decision immediately preceded the emergency COVID-19 declarations, Georgette and Val have been unable to meet with contractors who could complete the work.
- Hence, the work will be completed as soon as practicable in 2020.
- Congratulations to Georgette and Val for championing the project!

Possible Capital Expenditures – 2020/2021

- Repairs/maintenance on the building on 1 Ransom Road.
- Additional expenditures for the Ranch House:
 - Repair/replacement of the existing ice machine,
 - Repairs/replacement of the flooring, and/or
 - Repair/maintenance of the security camera system.
- Enhancement/improvement of the picnic area next to the pool.
- Repair/maintenance of the suspension bridge constructed in 2018.
- Any other projects which become evident in 2020/2021.