

Minutes for 1/14/2018 Ransom Canyon POA Meeting.

Board Members present:

Elroy Carson

Bob Bellah

Carter Trew

Denton Collins

Bitsy Culberson

Wes Scholz

Mark Moore

Meeting called to order by Elroy Carson @ 6:33pm. Prayer led by Elroy Carson. Elroy is looking for a flag for the Pledge of Allegiance.

Roll Call, all members present.

Minutes approved from December meeting. Motion by Carter, second by Bob. Approved Unanimously.

Board member updates:

Wes, Secretary. Nothing to update.

Bob, Board Member. The bridge in the meadow has been completed. 2/16/2019, Fire Wise Program at the Ranch House @ 10am. Addendum, the ramps on the bridge, a joist will be installed for added safety concerns.

Carter, Board Member. Discussion on the pool. The pool needs a lot of work and resurfacing seems to be the focus. We will address and add to the agenda for discussion.

Denton Collins, Vice President. By Laws, the officer's responsibilities on the board. We will discuss at our Board Workshop.

Bitsy Culberson, Board Member. Nothing to update.

Mark Moore, Treasurer. Working on 2019 Pool budget and Capital Improvements for wedding venue. Cash on hand, \$142,389.00. Overall, Revenue to expenditures, on top \$17,500.00. Resale Certificates 2018, 62 properties exchanged hands, total revenue of \$21,700.00. Discussion on increasing Resale Certificate amount from \$350.00 to \$1500.00. This will be put on the agenda for further discussion.

Side discussion. Venue revenue, proposal. A proposal was briefly discussed about treatment of Venue revenues. Designating funds and filing tax return. These items will need further discussion. The wording on the signs at the pool and entrance of the island. The wording of "members" on the signs is not correct per 501-C4. This is an easy fix.

Marti and Heidi update. Thanks to Bitsy and Gerogette. New window shutters installed on the west window inside the Ranch House. 4 property owner rentals in December. 3 community functions in December. 1 general public rental in December. Kept \$400.00 in deposits.

Proposal to give Chelsea (Ranch House cleaner) a raise from \$17.50-\$19.50/hr. Motion by Mark to give her a raise, second by Bob. Yes, from Wes, Elroy, Denton and Bitsy. Carter opposed. New floor cleaner, coat is about \$1300.00. Will do a better job on cleaning the large floor space and will save cleaning time. Motion to table by Carter, second by Bitsy for further discussion. Approved Unanimously. Rental fee increase discussion, May 1-September 30 increase to \$2500.00, current rate is \$2350.00. Remainder of the year would be \$2150.00 They have turned away 6 rentals. Action item on agenda for Feb meeting to increase rental rate. Vote via email on 1/22/19 to increase rental rates. Unanimous approval by board members.

We The People update.

Committee was wanting clarification of “properties” and “common properties” or “common areas”, Exhibit A, what exactly is Exhibit A. Exhibit A is a list of the lots or tracts of land in Ransom Canyon. LCAD has the list which changes every time a lot is sold. Elroy suggested the committee continue working on adjustments to the By-Laws be posted on POA website so POA members can look over and make sure their suggestions were addressed.

Discussion on Ransom Canyon Triathlon. Scheduled for 5/19/2019 with a 7am start. City council gave approval for variance so athletes can swim in the lake. Mike and Marti Greer have been putting on races for 29yrs and look forward to this race again. Will have classes for children and adults with a cap/max of 300 participants. The City and POA properties will be covered by the insurance that they carry. Less than 200 participants, \$3 per and 200 plus participants, \$5 per will be donated to the POA. Motion to approve race by Bitsy, second by Carter. Approved Unanimously.

Adjourn@ 7:53pm. Motion by Carter, second by Bob. Approved Unanimously.

Approved by Board February 11, 2019

Elroy Carson, President

Ransom Canyon Property Owners Association