

Ransom Canyon Property Owners Association
Board Meeting Agenda
Tuesday, March 3, 2026
The Ranch House
Time 6:30PM

- I. Call to Order
- II. Prayer
- III. Roll call of Directors, Proof of Quorum
 - A. **Present:** David Riley, Judy Laney, Ashley Hougland, Clay Fowler, LaRue Hand, Bryan Gaddis, and Marianna Willingham.
 - B. **Absent:**
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. Ransom Ranch
 2. Projects
 3. Car Show
 - B. **Vice President's Report - Bryan Gaddis**
 1. April 7th Annual Meeting: If you are interested in volunteering for the Property Owners Association board, there will be three open positions available. Starting in April, it is a commitment of two years. The roles and time requirements are flexible depending on the position filled. Please email (poa@ransomcanyonpoa.org) a brief description of yourself and your reasons for wanting to serve on the board. This information will be shared with all our neighbors. I also recommend reviewing our [bylaws](#) to familiarize yourself with the different positions. The election will take place at the April 7th meeting.
 2. La Rue and Clay's positions will be up for re-election and they will be included on the ballot to be re-elected. We are needing 1 other volunteer for the POA elections in April. If you know anyone we should ask please let us know or if you would like to join us that would be great too.
 - C. **Treasurer's Report - Judy Laney**
 1. Financial Report
 2. Assessment collections - All dues should have been paid by March 1st
 3. Status of Taxes and Non - Profit Status
 - D. **Secretary's Report - Ashley Hougland**
 1. Postcard announcement
 - E. **Officer #1 - Marianna Willingham (Acting Parliamentarian)**

- 1. No Report
- F. Officer #2 - Clay Fowler**
 - 1. No Report
- G. Officer #3 - LaRue Hand**
 - 1. No Report
- VII. Report of committees
 - A. Chapel**
 - 1. Report
 - B. Events committee**
 - 1. Report
 - C. Ranch House Report**
 - 1. Bookings
 - 2. New tables - Have they been replaced and what was the cost?
 - 3. We are in the process of replacing the damaged ceiling tiles
 - 4. Chelsea has a fantastic list of Ranch House projects, repairs, and wish list.
Everything is color coordinated to prioritize the urgency of need.
 - 5. Boat Slip Rental
 - D. Pool Report**
 - 1. Pool closed
 - E. Police Department Updates**
 - 1. Report
 - F. Fire Department**
 - 1. Report
 - G. City Hall Announcements**
 - 1. Report
- VIII. New Business
- IX. Homeowner Q & A
- X. Adjournment @ 7:54pm
- XI. Goals, Tasks, and Accomplishments
 - A. New PA System ✓
 - B. Parking lights have been repaired ✓
 - C. Annual filings with the Secretary of State ✓
 - D. Management Certificate filed ✓
 - E. Removed management company ✓
 - F. Brought back the Echo ✓
 - G. New Facebook Established for the POA ✓
 - H. Ranch House roof leaks have been repaired ✓
 - I. First fundraiser - New Years Eve Party ✓
 - J. Figured out who helps with the pump in Brookhollow and what does and doesn't need to be done. ✓

- K. Replace floor cleaning machine ✓
- L. Ranch House exterior lighting timers installed ✓
- M. Replace ceiling tiles in the Ranch House - partial replacement
- N. Ranch House parking lot gravel maintenance, handicap lines, and firelines
- O. Causeway repair
- P. Building exterior stones around the building need replacing and cleaning.
- Q. Gutter installation on Ranch House
- R. Schedule a quarterly Board work day
- S. Meadow Bridge is in need of Repair
- T. Bylaws need to be updated
- U. Get our Non-Profit status back
- V. Deterioration of the island - new retaining walls or solution
- W. Retaining wall around the island needs rock repair
- X. River Rock @ Angel point needs to be replaced
- Y. Turf on Angel Point needs to be replaced
- Z. Ranch House Pillars - rock repair
- AA. Dimming Lights around the island
- BB. Clear dead trees from island
- CC. Spray foam insulation in Ranch House
- DD. Replace Round tables and rectangle tables that are broken. Trash broken tables.
- EE. Brookhollow bridges need to be repaired
- FF. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
- GG. Art or Pavillon in the Rock Garden
- HH. Grooms Suite
- II. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.