

Ransom Canyon Property Owners Association
Board Meeting Agenda
Tuesday, February 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
 - A. Moved to approve
 - B. Seconded
 - C. All in favor
- 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. No Report
 - C. **Treasurer's Report - Judy Laney**
 - 1. Report
 - 2. Assessment collections
 - D. **Secretary's Report - Ashley Hougland**
 - 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.

E. Officer #1 - Marianna Willingham (Acting Parliamentarian)

1. Bylaw Amendments
 - a) Incorporate Robert's Rules of Order
 - b) Increase dues on new POA members (Ransom Ranch)
 - c) All Rental units must be registered with the POA and provide tenant information along with lease terms
 - d) No additional short term rentals and phase out
 - e) A person must live in a home for two years before they can lease as a rental
 - f) A maximum of three rental homes per person/family/llc
 - g) A maximum of 20 long-term rentals in Ransom Canyon
 - h) Fines for violating rental restrictions
 - i) No management company without voter approval
 - j) The ability for the board, without voter approval, to amend bylaws, as needed to stay current with state statutes.
 - k) Fines for late POA dues
 - l) Refer to management certificate for POA transfer fees and resale certificate fees
 - m) Add parliamentarian position
 - n) If there is a vacancy on the board, a former board member, who would not normally be eligible, may be appointed.
 - o) Add the ability for Board work sessions

F. Officer #2 - Clay Fowler

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

- 1.

B. Events committee

1. The Events Committee is taking a breather in February, but stay tuned!
2. Canyon Cleanup Day
3. next meeting on February 22

C. Ranch House Report

1. Bookings
2. The floor cleaner has arrived.
 - a) Final cost
3. We are in the process of replacing the damaged ceiling tiles

4. Propose projects, repairs, and wish list.

D. Pool Report

1. Pool closed

E. Police Department Updates

1. Report

F. Fire Department

1. Report

G. City Hall Announcements

1. Garbage collection increase
2. Golf cart permit renewals

VIII. New Business

IX. Homeowner Q & A

X. Adjournment

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. Schedule a quarterly Board work day
- M. Replace ceiling tiles in the Ranch House - partial replacement
- N. Meadow Bridge is in need of Repair
- O. Bylaws need to be updated
- P. Get our Non-Profit status back
- Q. Causeway repair
- R. Deterioration of the island - retaining walls
- S. Retaining wall around the island needs rock repair
- T. River Rock @ Angel point needs to be replaced
- U. Turf on Angel Point needs to be replaced
- V. Ranch House Pillars - rock repair
- W. Rocks around the building need replacing and cleaning. The water that runs off the roof is staining the pillars. If we want to keep the pillars from staining then we need to install gutters.

- X. Dimming Lights around the island
- Y. Clear dead trees from island
- Z. Spray foam insulation in Ranch House
- AA. Replace Round tables and rectangle tables that are broken. Trash broken tables.
- BB. Brookhollow bridges need to be repaired
- CC. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
- DD. Art or Pavillon in the Rock Garden
- EE. Grooms Suite
- FF. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.
- GG. Schedule a Board work day

XII. Committee

- A. Strategic finance committee - provide affordable amenities
- B. Bylaws committee - we now have two volunteers
- C. Fundraising activities