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

I. Call to Order at 6:30pm
II. Prayer
III. Introduction and Roll call of Directors, Proof of Quorum
    A. **Present**: David Riley, Judy Laney, Susan Mullanax, LaRue Hand, Ron Boyd, and Marianna Willingham. A quorum was present.
    B. **Absent:** Ashley Hougland
IV. Proof of notice of meeting
    A. Proof of notice was acknowledged, including the posting of meeting signs throughout the community.
    B. Posted to website
V. Approval of minutes of September
    A. The minutes from the previous meeting were presented for approval.
    B. **Motion:** David Riley made a motion to approve the previous meeting minutes as presented.
    Second: Marianna Willingham seconded.
    Result: Motion carried unanimously by voice vote.
VI. Report of Officers
    A. President's Report - David Riley
        1. Projects
            a) Status Tree Planting
                (1) Two trees have been planted at the Ranch House. Additional landscaping improvements are anticipated, and rock material has been delivered and relocated to the designated area.
            b) Status of Ceiling project update. Do we have a date set?
                (1) January 2027 has been designated for planned interior improvements, with no activities scheduled at the facility during the renovation period.

                Proposed improvements include:

                - Ceiling repairs and enhancements.
                - Interior painting.
                - Decorative stonework on existing columns.

- General improvements to the appearance of the facility.

c) Angel Point rock has been replaced

d) Ransom Ranch Construction update

(1) The Board discussed the ongoing lack of progress regarding the sale and completion of the Ransom Ranch development. The property remains listed at approximately $3.4 million, with the current owners unwilling or unable to reduce the asking price.

It was reported that approximately $100,000–125,000$ would be needed to complete the southernmost unfinished residence. Financing constraints continue to complicate the owners' ability to negotiate a sale or invest additional funds.

The Board also discussed the benefits of formally incorporating Ransom Ranch into the Ransom Canyon POA. Membership would provide future owners access to community amenities and services.

The Board considered offering to cover the legal expenses associated with the incorporation.

Motion: Judy Laney moved to authorize the POA to offer payment of legal fees, not to exceed $3,000, to facilitate the incorporation of Ransom Ranch into the Ransom Canyon POA.
Second: Ron Boyd seconded
Result: Motion carried unanimously by voice vote.

Action: David will contact the development's representative to present the offer and determine whether the owners will agree to proceed.

e) Third and final Review & Approval of Revised Fines & Enforcement Policy

(1) The revisions included:

(a) **Short-Term Rentals:** Removal of the previous 90-day language to eliminate ambiguity regarding prohibited short-term rental activity, including properties advertised through Airbnb or VRBO.

(b) **Short-Term Rental Penalties:** Revision of the fee structure, including discussion of a $50 fee in place of the previously referenced $10-per-day fee.

(c) **Yard Signs:** Removal of sign-related fines from the enforcement policy due to concerns regarding the restrictive dimensions specified in the existing deed restrictions.

(d) The Board clarified that enforcement would generally be complaint-driven rather than based on routine neighborhood inspections. The POA intends to exercise its authority to enforce applicable deed restrictions when violations are reported.

Motion: Ron Boyd made a motion to approve the revised fines and enforcement policy as presented.
Second: Marianna Willingham seconded.
Result: Motion carried unanimously by voice vote.

B. Vice President's Report - Ron Boyd

1. No Report

C. Treasurer's Report - Judy Laney

1. Financial Report - The Treasurer presented the financial report and stated that the Association continues to maintain a strong cash position.
    a) Reported Financial Position
        (1) Cash Balance: $310,267.35
        (2) Year-to-Date Net Profit: Approximately $27,835.53 (amount to be verified against the financial statement)
2. Credit Card Processing Fees
    a) The Board discussed the approximately $4,000 in credit card processing fees currently absorbed by the Association.

    Members discussed implementing an approximately 3% convenience or processing fee for payments made by credit card, including POA dues and facility rentals.

Questions were raised regarding QuickBooks' ability to automatically calculate and apply the fee, particularly when residents make installment payments. No formal action was taken.

Action: Investigate QuickBooks processing-fee options and the feasibility of passing applicable fees to credit card users. The subject will be considered for a future agenda.

D. Secretary's Report - Ashley Hougland

1. No Report

E. **Parliamentarian - Marianna Willingham**

1. No Report

F. **Officer #2 - Susan Mullanax**

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. Report

a) The Chapel Committee reported that construction of the replacement retaining wall has been completed. The new wall replaces a deteriorating structure that had experienced separation due to pressure. Final curing and cleanup remain underway. Appreciation was expressed to David, Roddy, Malta Farms, and others who assisted with materials, excavation, and construction.

b) The annual Christmas Home Tour will not be held in 2026 due to anticipated construction and traffic concerns.

Instead, the Chapel Committee will sponsor the *Let Your Light Shine for Jesus* Christmas tree fundraising and lighting event.

- **Date:** Sunday, December 6, 2026
- **Activities:** Christmas tree lighting, chapel tours, cookies, apple cider, music, and fellowship.
- **Fundraising:** Donations will sponsor lights on the Christmas tree.

The committee will coordinate event timing with the community's Christmas parade and Santa activities scheduled for the same day.

B. Events committee

1. The Events Committee presented the following upcoming community activities.
    a) Library Fourth Birthday and Fall Festival: October 2026 – Saturday, exact date to confirm
    b) Star Party – Buffalo Springs area: October 17, 2026
    c) Star Party: November 14, 2026
    d) Turkey Trot: November 27, 2026
    e) Christmas Parade and Cookies for Santa: December 6, 2026
    f) Christmas Lighting Contest: December 7–13, 2026
    g) Lighting Contest Awards: December 15, 2026
    h) Chili and Dessert Kickoff: January 23, 2027
    i) Fall Festival
        (1) The Event's Committee will assist with the library's fourth birthday celebration and Fall Festival. Activities include a pumpkin trail, costume contests, hayrides, carnival games, refreshments, and prizes.
        (2) Volunteers were requested to assist with supervision and activities from 6:30–8:00 p.m.
2. Digital Community Sign
    a) The Board discussed the proposed replacement or improvement of the community's digital sign.

    A funding shortfall of approximately $7,000–8,000 were reported. Previously committed city funding remains available.

    Potential contributions from the POA and other community sources were discussed.

    Action: Add consideration of POA funding for the digital sign to the next Board meeting agenda for discussion and possible vote.

3. **Garden Club Report**
    a) The Garden Club reported continued growth and participation.

    An upcoming meeting at Susan's residence was announced for late October, with a presentation involving a representative of the West Texas Honeybee Keepers Association.

The presentation will focus on honeybees and educational opportunities.

Residents were encouraged to participate.

C. Ranch House Report

1. Rental activity
    a) The Ranch House reported strong rental activity, with reservations throughout October and limited availability until the Saturday following Thanksgiving. Recent and upcoming events include weddings and other private functions.
2. Landscaping
    a) The facility coordinator expressed appreciation for the newly planted trees and discussed plans to replace artificial plants in outdoor planters with live plants while addressing ongoing deer damage.
3. Noise Complaints
    a) The Board discussed repeated complaints regarding a dog barking during weddings and other private events at the Ranch House. Concerns included disruption of ceremonies, wedding videos, and the overall rental experience.

    Possible responses discussed included direct communication with the property owner and reviewing the respective enforcement responsibilities of the City and POA.

    Action: Initiate a conversation with the dog owner to seek a voluntary resolution. Further enforcement options may be reviewed if complaints continue.

D. Pool Report

1. Sarah Roberts and Erin Kelly were introduced as the individuals assuming responsibility for swimming pool operations and maintenance.
2. Their initial priorities include:
    a) Understanding and maintaining the pool pumps and equipment.
    b) Establishing consistent chemical treatment and water-quality procedures.
    c) Improving overall cleanliness.
    d) Addressing bees entering the pool.
    e) Evaluating a pool vacuum system that would reduce water wasted.
3. Future Pool Activities

a) The new pool team discussed several possible activities, including a final seasonal swim gathering, one or two winter polar plunge events, possible swimming opportunities during favorable winter weather, and limited spring break access.
b) The team also expressed interest in opening the pool earlier in May rather than waiting until Memorial Day and hosting approximately two to three pool-related activities weekly during the regular season.
c) Plans remain subject to weather, staffing, water conditions, and operational readiness.

E. Police Department Updates

1. The Police Department reminded residents to exercise additional caution with children outdoors during Halloween activities. The department will participate in the community Fall Festival and library birthday celebration with interactive activities for children.

F. Fire Department

1. New Tanker
    a) The Fire Department reported that the title to its new tanker has been received, formally establishing ownership. A traditional push-in ceremony will be scheduled when departmental training and operational commitments permit.
2. Upcoming Activities
    a) Pancake breakfast and flu shot event: November 14, 2026.
    b) Continuing firefighter training and classes.
    c) Participation in the community Fall Festival.
3. Proposed Fire Station and Equipment Storage
    a) The Fire Department presented preliminary plans to construct an additional facility to house fire apparatus and equipment.
    b) The proposed building would provide secure, weather-protected storage for fire trucks and potentially additional rescue equipment. The department discussed the possibility of applying for a grant of approximately $1 million to assist with construction.
    c) A significant requirement of the grant process is that the Fire Department must own the land before submitting an application.
    d) Potential locations discussed included:
        (1) The POA-owned gravel lot near the community entrance and former real estate office.
        (2) Property near the existing City Hall and municipal facilities.
        (3) Land near the RV parking area.

(4) Other available lots or potentially donated property.

Board members expressed concerns regarding the appearance and location of a new building near the community entrance.

The Fire Department emphasized that the goal is an attractive, functional structure rather than a basic metal storage building.

Preliminary discussions have taken place with an architect regarding space requirements and potential building designs.

Action: Continue evaluating suitable locations, land ownership requirements, preliminary designs, and grant eligibility. The matter will return for further discussion as information becomes available.

No motion to transfer or donate POA property was made or approved.

G. New Residents and Community Participation

1. The meeting welcomed new residents, including Devin and Emma, who recently moved to the Canyon.
2. Emma expressed interest in assisting with the Association's monthly newsletter, *The Echo*, once her existing commitments are completed.
3. Deborah Clark was also introduced and welcomed.

H. City Hall Announcements

1. No Report

VIII. New Business

IX. Homeowner Q & A

X. Adjournment 7:31pm

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. Gutters installed on the Ranch House ✓
J. First fundraiser - New Years Eve Party ✓
K. Figured out who helps with the pump in Brookhollow and what does and doesn't need to be done. ✓
L. Replace floor cleaning machine ✓
M. Removal of old Christmas lights on the Ranch House ✓
N. Bylaws need to be updated✓
O. Repair of pool pump equipment, electrical, and install concrete pad.✓
P. Enclosing pool pump room✓
Q. Replace pool heater, sand pumps, and hire a consistent pool cleaner✓
R. Get our Non-Profit status back✓
S. Causeway repair✓
T. River Rock @ Angel point needs to be replaced ✓
U. Retaining wall around the island needs rock repair
V. Replanting two trees ✓
W. Clear dead trees from island
X. Turf on Angel Point needs to be replaced
Y. Schedule a quarterly Board work day
Z. Replace ceiling tiles in the Ranch House - partial replacement
    1. We have discussed leaving them off the building or replacing them.
AA. Meadow Bridge is in need of Repair
BB. Deterioration of the island - retaining walls
CC. Ranch House Pillars - rock repair
DD. Rocks around the building need replacing and cleaning.
EE. Dimming Lights around the island
FF. Replace Round tables and rectangle tables that are broken. Trash broken tables.
GG. Brookhollow bridges need to be repaired
HH. Art or Pavillon in the Rock Garden
II. Grooms Suite
JJ. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.

XII. Committee

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