

Ransom Canyon Property Owners Association
Board Meeting Agenda
Tuesday, November 4, 2025
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. Judy moved to approve
 - B. Marianna seconded
 - C. All in favor - David Riley, Ashley Hougland, Clay Fowler, and LaRue Hand.
- VI. Report of Officers
 - A. **President's Report - David Riley**
 - 1. Update on Ransom Ranch
 - a) David explained that a private lender bought Ransom Ranch back for \$3.9 million, despite local bids. David is going to reach out to them and see if he can get any details.
 - b) David discussed the ongoing work with the attorney on rental agreements and the need for urgency.
 - B. **Vice President's Report - Bryan Gaddis**
 - 1. No Report
 - C. **Treasurer's Report - Judy Laney**
 - 1. Judy reported on the preparation of annual filings, the reapplication for nonprofit status, and the ongoing IRS form submission. She also discussed financial strategies, including making all accounts interest-bearing, and emphasized the need for accurate records for future board members. Financially, she noted a year-to-date net income of \$44,000 and a bank balance of \$272,000.
 - D. **Secretary's Report - Ashley Hougland**
 - 1. We will be needing volunteers for the POA board. There will be 3 spots on the ballot come April.
 - E. **Officer #1 - Marianna Willingham (Acting Parliamentarian)**
 - 1. New Years Eve Celebration including details about the gaming night, food truck, and sponsorship opportunities.

F. Officer #2 - Clay Fowler

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel - December 11, 2025 Home Tour Fundraiser

B. Events committee - Star party, Pumpkin Fest, and the Christmas Parade are coming up. Details will be announced later

C. Ranch House Report - The Ranch House has a high occupancy rate. The floor cleaning machine has finally broken and is just as expensive to repair than it would be to purchase a new floor machine.

1. Judy moved to buy a new machine up to the \$3000
2. Clay seconded the motion
3. The rest of the board was in favor of purchasing a new floor cleaning machine.

D. Pool Report - No Report

E. Police Department Updates - No Report

F. Fire Department

1. Rand McPherson shared a report on the successful garage sale fundraiser, which raised enough money for a UTV and a new tanker. The UTV will be used in areas where the fire department can't normally go with the fire trucks. Texas Forest Services approved them to purchase another tanker. So the fire department is looking at a large tanker that holds 4000 gallons of water. It looks like our equipment is getting up to snuff.

G. City Hall Announcements

1. Wastewater Treatment Facility Ribbon-Cutting Ceremony. Friday, November 7, 2025 @ 10:00 a.m.
2. The City phone system is getting replaced. New phone numbers are coming in the future.
3. The City Council is looking for volunteers to fill 3 spots on the ballot. 2 year term. Must sign up in January for the May elections.

VIII. New Business

IX. Homeowner Q & A

X. Adjournment @ 7:07pm

XI. Action

XII. Committee

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