

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, April 7, 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:**
 - C. A roll call was conducted. A quorum requirement of 160 votes was noted as necessary to pass motions, including the budget and board elections.
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. A correction was made to the previous meeting minutes regarding the parliamentarian's voting status.
 - B. David moved to approve
 - C. Bryan Seconded
 - D. Board unanimously voted to approve
- VI. Report of Officers
 - A. **Annual Meeting Intro - Ashley Hougland**
 1. Due to the number of ballot items and expected discussion, speaker time was limited to 3 minutes per person.
 2. Emphasis placed on maintaining order and efficiency during the meeting.
 - B. **President's Report - David Riley**
 1. Ransom Ranch Update
 - a) Ongoing communication challenges with Ranch representatives.
 2. Projects Completed / In Progress
 - a) Roof repair included trimming the roof edge so gutters would work properly - \$3000
 - b) Gutter installation - \$3250
 - c) Exterior door weatherproofing and sealing
 - d) Ranch House improvements
 - (1) Removal and installation of the commercial weatherstripping and commercial door sweeps on all five doors and adjustment of the doors for proper closing - \$1650.
 - e) Community Engagement

- (1) Proposed **Car Show in May** to increase community involvement.

C. Vice President's Report - Bryan Gaddis

1. No Report

D. Treasurer's Report - Judy Laney

1. Financial Overview
 - a) Bank Balance: - \$323,000
 - b) Net Income: - \$43,000
2. Capital Improvements & Expenditures
 - a) Proposed projects up to **\$50,000**, including:
 - (1) Pool pump house enclosure
 - (2) Tree replacement
 - (3) Spray foam insulation
3. Budget Proposal (Ballot Item)
 - a) Treasurer Judy Laney presented a proposed operating budget (projected revenue \approx \$248,600; expenses \approx \$213,007). She explained the methodology (three-year averages) and offered to provide a detailed breakdown on request.
 - b) Capital improvements: The board asked for member approval to proceed with up to \$50,000 in phased capital projects (examples: pool pump house enclosure, trees and landscaping at Angel Point, building insulation/seasonal improvements). Each capital item over the \$4,800 threshold is separately voteable.
4. Discussion
 - a) Questions raised regarding the necessity of a dues increase given current financial strength.
 - (1) No dues increase: The board (and Treasurer Judy Laney) made clear the POA's current financial position does not require a dues increase now; raising dues would require a deed amendment and a larger vote of approval.
 - b) Reserve requirement: 150% of annual dues, estimated around \$75,000–\$80,000.
 - c) POA has enough funds in reserve/operating accounts to cover proposed capital improvements.

E. Secretary's Report - Ashley Hougland

1. As requested we mailed out notifications of the Annual POA meeting. Postcard printing and mailing cost \$492.35
2. Mariann motioned to appoint an Election Oversight Committee for tabulation and certification of the Annual Meeting votes.
 - a) David seconded

- b) Board unanimously voted to approve the establishment of an election Oversight Committee.

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

1. Short-term/long-term rentals
 - a) Board members emphasized that short-term rentals are prohibited by existing deed restrictions; the ballot seeks input on enforcement priorities and possible future deed amendments.
 - b) The board clarified these are propositions on the ballot to measure sentiment; any deed changes would require a larger vote (two-thirds).
 - c) Community concerns raised:
 - hardship/variance situations for owners who must rent temporarily
 - need to know how many long-term rentals exist
 - possible registration of rentals
 - concern about displacing existing tenants
 - impact on property values
 - future concerns about Ransom Ranch/build-to-rent ownership
2. Legality of raising dues - If dues are to be raised then 2/3rds approval of the whole community would be required to change the Deed of Restrictions.

G. Officer #2 - Clay Fowler

1. No Report

H. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. Report

B. Events committee

1. Citywide garage sale
2. Fourth of July support
3. Proposed kids summer music week July 20–24

C. Ranch House Report

1. Bookings - Chelsea reported that the Ranch House had 48 bookings last year and currently has 48 events on the books for this year.
2. Boat slip rental renewal - slips are still available

D. Pool Report

1. The pool is open Monday - Saturday from 1 pm - 7 pm, Sunday 2 pm - 7 pm. Pool season is 106 days May 23th, 2026 through September 7th,

2026. **Adults only swim** from 8 am-noon every day. *Parent/adults must be present with their children to swim after hours. After hours family swim ends at 10 pm. Pool is for Ransom Canyon residents only.*

2. Memberships
 - a) Senior Citizen Couples Pass = \$ 250* (Includes Key)
 - b) Individual Pass = \$235*
 - c) Family/Grandparents Swim Pass = \$450* (Includes 5 family members. Additional memberships can be added for \$75 per person)
 - d) Pool Key = \$100* (limit 1 key per household, available for Property Owners Only)
 - e) Daily Fee = \$20/swimmer (no pass holders)*

* sales tax will be figured into all fees

Purchase your pass by contacting Monica at 806-789-1677 or stop by the pool.

E. Police Department Updates

1. Report

F. Fire Department

1. Firewise meeting: April 19 at 3:00 p.m.
2. Canyon Cleanup: April 25, meet around 8:30 a.m. on the island.
3. Residents could call the city before the cleanup for large-item pickup.

G. City Hall Announcements

1. Boat and personal watercraft registration with the city - Boat permit fee is \$40 annually through the city.

VIII. Introduction of the Candidates to the Members (President)

- A. Clay Fowler
- B. La Rue Hand
- C. We need one more volunteer to fill the vacancy. Are there any members from the floor who would volunteer to serve on the Board?
 1. Ron Boyd volunteered from the floor
 - a) There were three candidates for three open board seats, with no additional nominations from the floor.

IX. Presentation of the Ballot Items to the Members (President)

- A. Vote on propositions regarding amending our deed restrictions - all proposed supplements relate to rental & leasing rules in Ransom Canyon
- B. Before you leave please cast your vote. The Election committee will count the votes tonight.

X. New Business

- A. Board signs conflict of interest agreements

- B. Secretary to file the annual documents with the state with new board.
- XI. Homeowner Q & A
- XII. Adjournment 7:46 pm
- XIII. 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. Turf on Angel Point needs to be replaced
 - P. Spray foam insulation in Ranch House
 - Q. Schedule a quarterly Board work day
 - R. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - S. Meadow Bridge is in need of Repair
 - T. Get our Non-Profit status back
 - U. Causeway repair
 - V. Deterioration of the island - retaining walls
 - W. Retaining wall around the island needs rock repair
 - X. River Rock @ Angel point needs to be replaced
 - Y. Ranch House Pillars - rock repair
 - Z. Rocks around the building need replacing and cleaning.
 - AA. Dimming Lights around the island
 - BB. Clear dead trees from island
 - CC. Replace Round tables and rectangle tables that are broken. Trash broken tables.
 - DD. Brookhollow bridges need to be repaired
 - EE. Art or Pavillon in the Rock Garden
 - FF. Grooms Suite

GG. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.

XIV. Committee

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