

Ransom Canyon Property Owners Association  
Monthly Directors Meeting  
October 5, 2021

Minutes

1. Call to order 6:38pm
2. Roll call of Directors; proof of notice of meeting. Chris Wortham, Bitsy Culberson, Ashley Hougland, Carter Trew, and Erin Cargile
3. Reading/approval of minutes of last Meeting. Approved
4. Reports of Officers/Board: Financials look good/stable
5. Former Real-estate office lot updates and proposals.
  - Grating, rock, and slab are complete. The Yaupon Holly was accidentally taken out and we are working with them to get it replaced. We have spent \$22k on the first phase of the project. It is more than we anticipated due to rising costs of materials. For example, when we started the project cement was \$90 to \$100/yd. Now it's \$140/yd, gravel was \$30/yd and now it's \$80/yd.
  - We will need donations to continue the project. We are working on how we can best go about doing this according to the by laws.
  - Phase II and Phase III are left. If we can get the project done in two phases, we will but it comes down to funding. We are working on options 1 and option 2 – If we can only have one thing then we want this. If we can do two things, then we want to do this.
    1. Sidewalk \$2300 for two walkways
    2. Sprinkler system
    3. Pavilion \$15k
6. Reports/updates on community events, venue, and other items:
  - Pool activity - Monica Nowlin: Monica closed the pool on October 1<sup>st</sup>.
  - Venue/wedding activity Attached report and discussion - Marti Greer:
  - Venue rentals
    - Resident Savannah Richeda sent in an email proposal. She is wanting to start teaching dance/yoga classes 3 days a week at the Ranch House for the community. She would charge \$10 a class per person. We think this is a great idea but this conflicts with other events and cleaning after classes would have to be done. The board voted No.
    - In the future we will explore a small group rate for people who want to come in and teach a class. Maybe a modified mop fee or something to that effect. When people come in no matter what they do the floors have to be cleaned for upcoming events. That is the minimum that must be done.

- Ranch House Update (Maintenance Items)
    - Georgette has contacted someone about adding a projector to the Ranch House. They advised to put it on the East wall. That is where it will be protected the most. Right now no supplies are available, so this project is postponed till materials come available. Who knows when that will be.
    - Ice Machine – throws off a lot of heat. We investigated renting a new ice machine and they are expensive to rent and right now our machine works. May revisit this idea when our machine stops working. We are working on getting bids to relocate the compressor to the roof. This will help our AC in during events.
  - Community events - Georgette McPherson or Val Meixner:
    - Report on other upcoming events.
      1. Star Party will be held when it's not a full moon and the closest Saturday to a new moon
      2. Chili Cookoff January 4<sup>th</sup>
      3. Turkey Trot
      4. Christmas Parade
      5. Light Up the Canyon – sponsored by Ruben Trujillo
    - Note item of discussion – If an event isn't put on through the events committee/POA and it's a community event, whomever is putting on the event still has to pay the cleaning fee.
7. Other property improvement activities or status
  8. Additional items raised by residents/New business
  9. Adjourn 7:28pm