

Ransom Canyon Property Owners Association  
Board Meeting Minutes  
Tuesday, August 5, 2025  
The Ranch House  
Time 6:30PM

- I. Call to Order 6:31 pm
- II. Prayer
- III. Roll call of Directors, Proof of Quorum - Board of Directors present: David Riley, Bryan Gaddis, Judy Laney, Ashley Hougland, Clay Fowler, LaRue Hand, and Marianna Willingham.
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
  - A. July Minutes and Special Meeting Minutes were reviewed and Bryan motioned and Marianna seconded to approve the minutes. The remaining board members present were all in favor and approved minutes.
- VI. Report of Officers
  - A. President's Report**
    1. The increase in the annual assessment did not pass. A quorum of 180 votes is required. That number has been confirmed. The vote in April to increase the assessment only had 151 votes and a quorum was said to be 145. These numbers were not correct. No increase in dues for 2026.
  - B. Vice President's Report**
    1. No Report
  - C. Treasurer's Report - Judy Laney**
    1. Reports - historical figures vs where we are this year
      - a) Balance Sheet comparison from last year to this year. Accounts right now are at \$278k. Last year it was \$303k. So we are down a little bit. We are in great shape!
      - b) July Profit and Loss is at \$58,984.44
      - c) Pool memberships have come back and we have now sold more memberships than last year.
      - d) Resale certificates are doing well.
    2. Larue has agreed to be the third signature on our banking accounts. We've removed the previous Treasurer Melissa Taggart and have updated signature cards.
    3. We received an invoice from the attorney - Keith Thompson - \$2700.
    4. I'm also waiting to hear from the IRS concerning our non profit status.
    5. Collecting past due annual assessments is taking some time. But there is progress. Will be calling and mailing invoices.

6. The possibility of charging a convenience fee for credit card payments is considered, with a motion to approve it for 2026.
7. We have not received a final bill from VCM. We know they will try to nickel and dime us but we will go through it with a fine tooth comb.
8. The Tax Place is doing payroll for the lifeguards and at the end of the year they will do the W-2 and 1099s for them.
  - a) Judy is doing what The Tax Place was doing for us. We may consider going back to The Tax Place or another service in the future. This is saving the POA some money and The Tax Place has been very helpful in the meantime.

**D. Secretary's Report - Ashley Hougland**

1. Minutes and agendas are updated on website
2. New POA Board email has been established - [poa@ransomcanyonpoa.org](mailto:poa@ransomcanyonpoa.org)
3. The Echo Courier
  - a) Proposal of a printed newsletter with paid sponsorships to help pay for the distribution of information to our community.
  - b) Option to receive it electronically or for a nominal fee it can be mailed to recipients. We are exploring funding options to keep cost down.
4. Boat Slip Rental Agreement - was not voted on
5. Proposal of the following bylaw change
  - a) Change one of the general officer positions to a parliamentarian.

**(1) Parliamentarian Role and Bylaws Amendments** The board discusses the need for a parliamentarian to ensure compliance with bylaws and deed restrictions. The role of the parliamentarian is clarified as an advisory position, not having veto power. The board considers the need to update bylaws to include the parliamentarian position and other necessary changes.

6. Subcommittee
  - a) The Recording Secretary needs a Corresponding Secretary or a Committee who can help with the website, the Echo, and social networks. Currently Jacie Shackelford is helping Ashley Hougland with the organization of the print Echo.
  - b) Bylaws committee - volunteers needed. No volunteers as of right now.

**E. Officer #1 - Marianna Willingham**

1. No Report

**F. Officer #2 - LaRue Hand**

1. No Report

G. **Officer #3** - Clay Fowler

1. No Report

VII. Report of committees

A. **Events committee** - Has a budget of \$3500. It is noted that everything they do is reimbursed by donations or ticket sales. Update on various community events, including a new member orientation, a Star Party, line dancing classes, and a pancake breakfast. Upcoming events include a pumpkin fest, a fall garage sale, a turkey trot, and Christmas activities. They need volunteers to help with event planning and execution.

B. **Ranch House Report and Marketing Efforts** - Chelsea reports on the Ranch House's financial projections and recent bookings. Reported a significant increase in bookings, including two November weddings.

1. The possibility of advertising in the Scout Guide magazine is discussed, with a half-page ad costing \$3,150.

a) The board votes to approve the ad, Chelsea to handle the logistics.

2. **Chapel Usage and Cleaning Fees**

a) Quarterly meetings are for 40 to 50 people on Sunday at 9am

b) The chapel requests to use the Ranch House for quarterly meetings, with concerns about the impact on cleaning and turnaround times. The board discusses the feasibility of charging a cleaning fee and the potential impact on the chapel's ability to use the facility and on Chelsea (Ranch House Coordinator). Ultimately, it was decided that in the event that there is a wedding the Saturday night before the Chapel requires usage of the Ranch House that they will find an alternate meeting space so that Chelsea doesn't have to work overnight (16 hour+ day) to clean and prepare the Ranch House for the Chapel at 9 am.

C. **Pool Report** - The pool is doing really well. Lots of private parties booked and memberships have exceeded last years sales.

D. **Police Department Updates** - Chief James Hill mentions the need for a new electronic sign for the Fire Department, with quotes being gathered for its replacement (\$27k). The board discusses the possibility of fundraising to cover the cost of the new sign. Chief Hill also provides updates on upcoming city events, including a pancake breakfast on September 20.

E. **Announcements from City Hall** - No report

VIII. Summary of Executive Session on 7/03/2025

A. Roll Call - Board members in attendance

1. Bryan Gaddis, David Riley, Marianne Willingham, Judy Laney, Clay Fowler, Ashley Hougland

B. Not in attendance

1. Melissa Taggart

C. Judy had questions regarding the below

1. Transfer fees - how to go about it.
2. Resale certificate and fee \$375?
3. POA Transfer fee to transfer POA membership from old owner to the new owner
4. Tax Place is doing payroll through the pool season
5. Payroll systems to consider
  - a) Works
  - b) Paychecks
  - c) ADP

D. Contract Cancellation

1. Clay made the motion to proceed with canceling the VCM contract
  - a) Second Judy
  - b) Discussion
  - c) All in favor, no nays
  - d) Proceed with email to VCM to cancel management contract

IX. New Business

X. Homeowner Q & A

XI. Adjournment 8:27 pm