

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, February 3, 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:**
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. Judy Moved to approve
 - B. Bryan Seconded
 - C. All in favor - David Riley, Judy Laney, Ashley Hougland, LaRue Hand, Bryan Gaddis, and Marianna Willingham
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. Ransom Ranch
 2. Projects
 - a) The board walked the Ranch House and surrounding areas and identified several maintenance items to tackle (and prioritize before the **Annual Meeting on April 7**), including:
 - b) The exterior stone near the roof line has black discoloration caused by water drainage.
 - c) The decorative "eyebrow" at the main entrance has water damage and possible cracking.
 - d) Handicapped parking and a fire lane need repainting.
 - e) Some support pillars around the ranch house show cracks.
 - f) The railing around the ranch house requires paint and rust-prevention measures.
 - g) Ranch House exterior electrical outlets are set awkwardly into the stone façade and can be difficult to access.
 - h) Drainage and the bank near the water's edge are eroding, especially along the driveway.

- i) The Astroturf area outside has been damaged by ducks and may need to be replaced.
 - j) A thorough update to ceilings, LED lighting, and other interior features was also discussed.
 - k) Pool pumps are exposed to freezing temperatures each winter. Maintenance in that area has been deferred, and the board recognizes the need for a better enclosure or protective measures to prevent breakage.
3. Car Show
- a) Date TBD

B. Vice President's Report - Bryan Gaddis

- 1. **Annual Meeting: April 7** - If you've ever thought about getting involved, this is a great time to jump in. Talk to a neighbor, bring a friend, and help keep Ransom Canyon thriving.
- 2. If you are interested in volunteering for the Property Owners Association board, there will be three open positions available. Starting in April, it is a commitment of two years. The roles and time requirements are flexible depending on the position filled. Please email (poa@ransomcanyonpoa.org) a brief description of yourself and your reasons for wanting to serve on the board. This information will be shared with all our neighbors. I also recommend reviewing our bylaws to familiarize yourself with the different positions. The election will take place at the April 7th meeting.
- 3. La Rue and Clay's positions will be up for re-election and they will be included on the ballot to be re-elected. We are needing 1 other volunteer for the POA elections in April. If you know anyone we should ask please let us know or if you would like to join us that would be great too.

C. Treasurer's Report - Judy Laney

- 1. Report
 - a) January Net Income \$35,628.74
 - b) The POA is in **strong financial shape** with **over \$300,000 in the bank**
 - c) Ranch House rentals held steady and helped keep the year positive
 - d) Net worth is now **just over \$1,000,000**
 - e) Assessments have been sent—if you (or a neighbor) didn't receive yours, please reach out so it can be re-sent
 - f) A few accounts are **multiple years past due** and will be addressed

D. Secretary's Report - Ashley Hougland

- 1. No Report

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

1. Bylaw Amendments and or Addendum
 - a) Incorporate Robert's Rules of Order
 - b) Increase dues on new POA members (Ransom Ranch Only)
 - c) All Rental units must be registered with the POA and provide tenant information along with lease terms
 - d) No additional short term rentals and phase out
 - e) A person must live in a home for two years before they can lease as a rental
 - f) A maximum of three rental homes per person/family/llc
 - g) A maximum of 20 long-term rentals in Ransom Canyon
 - h) Fines for violating rental restrictions
 - i) No management company without voter approval
 - j) The ability for the board, without voter approval, to amend bylaws, as needed only to stay current with state statutes.
 - k) Fines for late POA dues
 - l) Refer to management certificate for POA transfer fees and resale certificate fees
 - m) Add parliamentarian position
 - n) If there is a vacancy on the board, a former board member, who would not normally be eligible, may be appointed.
 - o) Add the ability for Board work sessions
2. Marianna detailed proposed bylaw amendments and clarifications:
3. • Possible use of Robert's Rules of Order.
4. • Potentially higher POA dues for future annexation of Ransom Ranch lots if they join the POA.
5. • Rental restrictions requiring updates to deed restrictions (CCR) rather than mere bylaw changes, needing about two-thirds vote of the membership.
6. • Potential late fees for overdue POA dues, shifting billing cycles from December to January.
7. • Addition of a parliamentarian board position.
8. • Handling of interim vacancies on the board, possibly allowing re-appointment of prior board members.
9. • Flexibility to hold work sessions for administrative tasks without requiring all-member meetings (while preserving open meeting policies for official business).
- 10.

F. Officer #2 - Clay Fowler

1. Thank you to the city employees for picking up all the dead geese. They are doing a fabulous cleaning up.

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. Thank you for help with the fundraiser. Annual meeting on the 22nd. Two new board members.

B. Events committee

1. Chili cookoff was fantastic. About 150 in attendance, 12 chilis and 12 desserts. Wooden plaques were given to winners. \$750 in donations
 - a) Bob Bellah was honored
2. The Events Committee is taking a breather in February, but stay tuned!
3. Canyon Cleanup Day - TBD
4. next meeting on February 22
5. Library fundraiser dinner on February 17th at the Ranch House
6. Garage Sale May 2nd

C. Ranch House Report

1. Bookings
2. The floor cleaner has arrived.
 - a) Final cost
3. We are in the process of replacing the damaged ceiling tiles
4. Propose projects, repairs, and wish list.
5. Clay moved and Judy motioned to approve a \$2000 budget to replace broken tables. All in favor.

D. Pool Report

1. Pool closed

E. Police Department Updates

1. Bird flu - There have been hundreds of geese picked up over the last 90 days. Call the police department to pick up the dead geese. Don't pick them up themselves. The City and PD have the right PPE.

F. Fire Department

1. No Report

G. City Hall Announcements

1. Garbage collection increase
2. Golf cart permit renewals
3. Texdot is redoing the bridge and will close the bridge. Texdot will be at the city council meeting in March (Second Tuesday).
4. City Council applications

VIII. New Business

IX. Homeowner Q & A

X. Adjournment @ 7:54pm

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. First fundraiser - New Years Eve Party ✓
- J. Figured out who helps with the pump in Brookhollow and what does and doesn't need to be done. ✓
- K. Replace floor cleaning machine ✓
- L. Ranch House exterior lighting times installed ✓
- M. Ranch House parking lot gravel maintenance, handicap lines, and firelines
- N. Causeway repair
- O. Building exterior stones around the building need replacing and cleaning.
- P. Gutter installation on Ranch House
- Q. Schedule a quarterly Board work day
- R. Replace ceiling tiles in the Ranch House - partial replacement
- S. Meadow Bridge is in need of Repair
- T. Bylaws need to be updated
- U. Get our Non-Profit status back
- 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. Turf on Angel Point needs to be replaced
- Z. Ranch House Pillars - rock repair
- AA. Dimming Lights around the island
- BB. Clear dead trees from island
- CC. Spray foam insulation in Ranch House
- DD. Replace Round tables and rectangle tables that are broken. Trash broken tables.
- EE. Brookhollow bridges need to be repaired
- FF. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
- GG. Art or Pavillon in the Rock Garden
- HH. Grooms Suite
- II. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.
- JJ. Schedule a Board work day

XII. Committee

- A. Strategic finance committee - provide affordable amenities
- B. Fundraising activities