

Ransom Canyon Property Owners Association  
Board Meeting Agenda  
Tuesday, July 1, 2025  
The Ranch House  
Time 6:00PM

Executive (Closed) Session  
6:00 PM

- I. Verification of Board Quorum
- II. Call Executive Session to Order
- III. Confidential Homeowner Matters
  - A. Violation Review/Vote
  - B. ARC Review/Vote
  - C. Delinquency Review/Vote

Open Session  
6:30 PM

- I. Call to Order 6:32pm
- II. Prayer - Denton Collins said the prayer
- III. Roll call of Directors, Proof of Quorum
  - A. David Riley, Judy Laney, Bryan Gaddis, Melissa Taggart
  - B. Judy Laney
  - C. Bryan Gaddis
  - D. Melissa Taggart
- IV. Proof of notice of meeting
  - A. Signs at both entrance
  - B. Moving forward notice will be given
    - 1. on [ransomcanyonpoa.org](https://ransomcanyonpoa.org) along with minutes and agendas
    - 2. Ransom Canyon Residents Facebook
    - 3. Via email 10 days prior to meeting
    - 4. Posted at the Ranch House
- V. Approval of minutes of preceding meeting
  - A. **David** - abstained minutes from April, May, and June pending audit
- VI. Meghan Mahurin - A&M forest Service Ecologist
  - A. Buffalo property that butts up to West Lakeshore project to remove dead and down trees and other debris from 3.2 acres to create a shaded fuel break. They are going to put an emphasis on the native species and remove some of the invasive salt cedars and russian olive trees out of there so the native trees have a chance to

rebuild and stabilize that ecosystem. Approved and funded by the state. Josh Flores is the task force coordinator for this project. Project will start September 1.

VII. Interim Appointment of Vacancies

A. **David** - Our goal is to give the voice back to the membership.

1. The board has the ability to appoint vacancies by appointment
  - a) David - called for nominations from the floor
    - (1) Resident nominated Marianna Willingham
    - (2) Resident nominated Ashley Hougland
    - (3) Resident nominated Jim Kirkland

B. Special Election

1. 10 days to put your application for board of directors
2. At least 50 days notice of Special Election will be given on [www.ransomcanyonpoa.org](http://www.ransomcanyonpoa.org), The Echo, socials, and posted outside the Ranch House.

C. Other items of review to be included in the special election

1. Contract with VCM - communications to VCM to cancel contract
2. Annual Assessment
3. Financial Flexibility

VIII. Report of Officers

- A. Update on Accounts and Reports - POA is currently in good standing.
- B. See Balance Sheet, Profit and Loss statements
- C. Judy expressed our apologies to how they have been treated to Monica and Chelsea
  1. Our lifeguards will stay lifeguards

IX. Report of committees

- A. Events committee
  1. 4th of July
    - a) Friday line up for the parade at 9:30am at the fire station. Lunch will be served at the Ranch House. Please bring a side, salad, or dessert
    - b) Saturday Kids fishing contest 8am-12pm then Hamburgers and Hotdogs at the Ranch House
- B. Ranch House Report
  - 1.
- C. Pool Report
  1. Monica Nowlin - Buy your pool memberships. Things are headed in the right direction with the POA. She's only sold 68 memberships and usually has sold twice that.
- D. Announcements from City Hall

1. No Report
- X. Summary of Executive Session
- A. Trey took a new job and stepped down fully off the board.
- XI. Homeowner Q & A
- A. When do POA due notices go out and when are they due?
    1. Notices are either mailed or emailed depending on your previous selection. Invoices go out in December and are due by March 15th.
  - B. How is the age 65 and older waiver filed? You will file it with the Lubbock Central Appraisal District (If the annual assessment is increased in 2026 going forward). If you have filed with the LCAD then the POA will recognize that and send you another form for you to sign off on no increase.
  - C. Where did the increase amount come from? We don't know how the old board came up with the increase amount or why they settled on that amount. It was voted on by the property owners on April 1, 2025. The board is still researching this.
  - D. If the annual assessment is increased and a person is not 65 till February or March of 2025 can the assessment be prorated? The assessment is based on age 65 as of 2025 and the waiver is only for 2025. Going forward if the assessment is increased if you turn 65 after January 2025 then the annual assessment will increase along with everyone else. We will reassess this.
  - E. If the assessment is audited then everything that was voted on at the Annual Meeting needs to be audited.
  - F. What prompted the POA to go in the direction of the management company? The board needed additional help and thought that would be the best way to go. Erin Cargille, a previous board member came up to answer this question.
    1. I just came off of the board in April because I had done my 4 years. The reason VCM was hired was because we all have full time jobs. We are a different POA that runs a business. Most POAs do not run a business and we were very out of compliance with a lot of things. There were things we thought the tax place was doing and things we thought were happening that we're not really happening and we wanted to make sure that we were in compliance and that things were happening the right way and our POA was in good standing with the state. VCM did more than we anticipated them wanting to do. We thought that this was going to be helping us get in compliance taking over finances however there were things happening like calling the life guards pool monitors. My daughter is one of the lifeguards here she's one of the senior lifeguards. We have spent too much time and money for you the last three or four years to not be a lifeguard. So there were things that we did not know would happen. Things that we were not prepared for however it was in the best interest of the canyon when we

tried to do this. It was not done out of anyone trying to be lazy or anyone trying to cause problems, it was done in the best interest of our community. Another thing regarding the dues were voted on in the April meeting. I know that a lot of people miss it. It was talked about for months before the April meeting. In between January and April we had like three people in attendance. So, I'm sorry that it was missed but it has been discussed and discussed when the air conditioners went out at the ranch house that cost us \$53,000. We tried to do a special assessment to cover that because we were under what we were supposed to be in our bank account. People were upset because we didn't have a special vote to pay for the air conditioners before that but it was August and we had weddings scheduled. We had to get them replaced so it had to happen. Everyone voted down the special assessment. We had to do something that's why the dues were raised and the dues were raised to keep this POA safe and we stay private. If this POA goes under we go public. We don't want to be Buffalo so all of this was done by the board to make things better. Do you guys want to be Buffalo? No. Okay the POA wasn't trying to hurt anyone. We were not trying to make anyone mad but we did this because we love our community. The other thing discussed was this Ranch House. People want to use it here in this community and it's really hard to afford it right now because we depend on weddings. If the dues are raised and everybody pays a little bit extra the hope is this Ranch House can be used for more community events and our Canyon members can use it more often; it's not constantly booked up on the best days of the month and year. And on the best days of the week. If something big happens at the pool it is going to be really tough to pay for. I know the dues are a lot. I know that it sucks. I mean I have three small kids and I work for a non-profit. I don't want to pay them either but I love this canyon enough that I'm willing to. Because I want this to be a community where we can use this resource. Any more questions?

2. Resident: Were you concerned as a board member when Trey signed a 2 year contract with his company?
  - a) Erin Cargile: No because at the time, I thought this would be a really good thing. What we were being told is that VCM was going to come in and clean up the mess from boards before this. Before our board. There are things that have been left a mess; that our board for the last two years after the fiasco up top with Ransom Ranch that finally settled down that we were trying to clean up. That is why we hired the attorney and tried to clean this up and we just needed more help. We wanted to make sure that we were in

- compliance with the state so it was just we didn't have any information and I don't think Trey did either if I'm being honest.
3. Resident: You talk about compliance. Who judges compliance? Who is the compliance being monitored by?
    - a) Erin Cargile: The big people in the state of Texas
    - b) All of this noncompliance stuff is what came up in the last 6 months and they were just trying to figure it out and then I came off the board in April. So I don't have all the answers for that.
  4. Resident: I think part of the problem was they were not forthcoming on what all they were going to charge us. I had a closing yesterday and I sent David that information and for the first time ever VCM charge my seller yesterday \$340 for a resell certificate and you know that happens and all that the seller was also charging and did not know about the \$1500 transfer fee that, a lot of you have already paid, but they (VCM) were charging \$250 transfer fee to them (buyer) that they (VCM) were going to keep just to transfer out of one name into another. The Tax Place didn't do that. This process was included in their monthly salary which was considerably less and maybe they didn't know what compliance was.
    - a) Erin Cargile: It was supposed to be \$3000 to \$5000 more that we paid VCM for a lot more work (than the Tax Place was charging). But we were .. again none of realized. I mean would have dreamed they would call lifeguards pool monitors. No one knew that was coming.
    - b) Resident: They aren't getting that money by the way. The title company is holding that until the board comes up with a solution.
  5. Resident: Do we by chance know who in Ransom Canyon hasn't paid their dues?
    - a) Erin Cargile: Yes, the board has been working on placing liens. The board is working with an attorney to do this.
    - b) Resident: Having been on the previous board do you know what measures were taken to try and collect these dues? Have people been contacted?
      - (1) Erin Cargile: We have connected them once in the past. Letters go out.
      - (2) Melissa Taggart: Some of the letters come back. There is someone who owns 3 or 4 properties that is an LLC. It keeps coming back and we don't know how to contact them.
      - (3) Erin Cargile: It's a work in progress. It takes time.
  6. Resident: Did the board vote on the \$240 (dues increase)?

- a) Erin Cargile: The members voted at the annual meeting in April. There was notification and it was talked about for months before. That is why it is so important to be at the meeting. The meeting was posted.
- 7. Resident: Going back to April we have no information on the board minutes. We just sent a discovery out on that. If we don't have it in writing it didn't happen.
  - a) Erin Cargile: Our secretary quit. The April minutes should be posted.
  - b) David Riley: Yes, we have the April minutes and they are posted to the POA website.
  - c) Erin Cargile: It was voted in and it was posted for a long time. It has been discussed openly at meetings. So if you missed it. I'm sorry you missed it.
- 8. Resident: Were the percentages posted when they came out
  - a) Erin Cargile: Yes, they were on the website.
  - b) Resident: It was posted on the website. It's not anymore. VCM took over our website. That will change.
  - c) Erin Cargile: That will change.
- 9. Resident: Requesting Ashley Hougland to continue posting information on Facebook so we have a source.
- 10. Resident: Meetings are the 1st Tuesday of every month at 6:30pm at the Ranch House
- 11. Resident: Something I appreciate is the signs at the entrance (meeting announcement).
  - a) David Riley: We will have signs posted before every meeting at the front and back entrance.
  - b) Resident: I would say post at least the week before.
  - c) Resident: Can we put it on the sign at the fire brigade?
  - d) David Riley: That sign isn't always working. So that's why he chose to have the signs made. Hard to miss. Not moving.
- 12. Resident: I want to suggest that anytime there is going to be a major event like this, dues increase, VCM suggestion, can something be mailed out? Not all of us use social media.
- 13. Resident: Resident was concerned with how many people attended and how many people voted.
  - a) Erin Cargile: The annual meeting was well attended. We had enough for the vote and it was posted online for almost 2 weeks.
  - b) Residents was concerned that the ballot items from the annual meeting were passed by so little margin and that so many residents

are saying they didn't know or hear about the annual meeting. He requested that now that we have the residents' attention that we revote.

- c) David Riley: Suggested signs "Important Vote at the POA Meeting" signs. Meetings are the 1st Tuesday night of the month. Mark that on your calendar and be here. We will put signs out but we can't pick you up and bring you.

G. Resident: P&L income around \$245,000 after expenses our net income was \$25,000. How much does the POA need to survive? Reserve of \$97k. The proposed budget put out at the annual meeting claimed only bringing in \$191k and expenses at \$218k is what they need. So the POA is needing 27k more. The POA gets about 45k from collection of dues. That does not count the \$60k in transfer fees. He doesn't understand the 400% increase. Sounds like darts on a board.

- (1) Other residents: We don't want to just survive. We want to thrive, evolve, and get better.

- (2) David Riley: The dues will be reassessed. We aren't going to do anything you don't know about.

- (3) Resident: The problem he has is that it's understandable if there is going to be a 60% shortfall that you raise the dues 60% but 400% just doesn't make sense. The math isn't mathing.

- (4) Another Resident: Bylaws require our reserves to meet a certain threshold. So that also has to be factored into raising the dues. (150% of the annual assessment)

- b) Another Resident: In 1965 you could buy a nice house for 44k. Gas was how much? And we are expected to maintain and improve the stuff we got on those levels.

- (1) Another Resident: Transfer fees were raised for that very reason

- (2) Another Resident: It's why we raised the rental fees for the Ranch House

- (3) Resident: I prefer we have a really healthy POA. If we get to the stage where ok we got too much money and nothing to do with it we drop the dues.

- 2. Chelsea Schaffy: The events are down and as of April rentals are expected to lose 30k this year. There have been 8 new venues opened in the last year.

H. Resident: Communications to the community - post card request or text like a doctors office.

- I. Resident: The board needs to understand the time commitment that they are signing up for in order to do the job properly. I also recommend subcommittees that can be appointed to help with the workload.
    1. David Riley: We have talked about establishing subcommittees to help guide us along. Because like you say we all have a full time job.
    2. Resident: It's important for me to pay my part because I don't want to see it outsourced.
  - J. Resident: Following up on pool maintenance. Years ago there were some big cracks in the pool and we had to redo the pool. Curious how is the physical part of the pool?
    1. Monica Nowlin: It's great! Doing good. Thank you for asking.
- XII. Adjournment @ 7:32pm

Meeting Footnotes:

- Chelsea put out 196 chairs. The room was filled. Some chairs were open and people were standing.

These minutes were approved as prepared by the Board of Directors on August

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_