

Company/Department Name

Meeting Minutes

July 13, 2020

I. Call to order

Chris Worthan called to order the regular meeting of the POA at 6:30 pm on July 13, 2020 at Ransom Canyon Ranch House.

II. Roll call

Chris Wortham conducted a roll call. The following persons were present: Christie Underwood via phone, Vance Schutte, Kris Matherly, Carter Trew, Chris Wortham

III. Approval of minutes from last meeting

Chris Wortham read the minutes from the last meeting. The minutes were approved as read.

IV. Open issues

- a) Review of Financial Position and report/Potential COVID Funds for revenue loss. We will need to project potential loss YOY.
 - (a) Kris reviewed budget and balance sheets. Property dues are 20k behind. Bitsy is going to talk to the Tax Place (Drake)
 - (b) Chris and Kris will look into COVID funds and which would apply to the pool and events losses.
- b) Former Real-estate office updates and discussion decision on disposition/maintenance. Review of quotes for removal/renovation of lot. 50 days to process after vote.
 - (a) Joe Madeville quoted 10k to move it. Doesn't include foundation or blocking of where it's going. 28' x 44'. 12k to tear it down
 - (b) Carter to go to Allen Butler to see what he would charge to tear down.
 - (c) POA wouldn't pay for it to move the real-estate building.
 - (d) Carter calling Destiny to get quote on pondless water feature. Vance is going to work on this too.
- c) Reports/updates on community events, venue, and other items:

- (1) Pool activity – Monica Nowlin
 - (a) Pool memberships and utilization – no prorating. Sold two more passes this month.
 - (b) Maintenance needs – Pump replacement/controls and lifeguard stand.
 - (i) Doug smith hasn't gotten the pump yet. He's working on it.
 - (ii) Lifeguard stand – delay purchase for a month because of pump. Can Dawson build lifeguard stands
 - (iii) Get Blaine to send us a quote for the floats - Ashley
 - (c) Pool operations and capacity
- (2) Venue/wedding activity – Heidi Wilson or Marti Greer:
 - (a) Venue rentals and utilization - Discussion on pending refund
 - (b) Ranch House Update/Maintenance Items
 - (c) Boat slip rental/update
- (3) Other property improvement activities (Any requests)
 - (a) Wood bridge – 22 boards need to be replaced. \$0.50 for each screws and bolts. Material estimated \$412. Take 3 days. Dawson, one of the lifeguards has offered to repair the bridge. Labor \$300. Motioned to repair.
- (4) Community events – Georgette McPherson or Val Meixner:
 - (a) Report on upcoming events
- (5) Additional items raised by residents
 - (a) Ransom Canyon Conservation group and fishing group request follow up on Brookhollow pump replacement
 - (i) POA responsibility to maintain Brookhollow. Rodney replaced the pump and got it running.
 - (ii) They also power washed the boat ramp.
- (6) Executive session to review employees and pay relationships for all POA Vendors/Employees. Review of refund issue. We aren't going to refund

\$750 to a wedding in August. Spoke to Heidi. We shouldn't change our policy for anyone. Keep normal operation policies.

- (7) Monica is 1099 contract employee
- (8) Lifeguards are W-2
- (9) Heidi
- (10) To maintain our tax exempt status, we have to offer our facilities to surrounding areas. What is Monica's honest opinion about outside visitors? Could we do outside visitor passes more and then outside visitor passes without residents?
- (11) For maintenance Heidi and Greer is in charge of the Ranch House.
- (12) Put together list of contacts and responsibilities. Approved list of vendors.
-Ashley

V. New business

- a) Chapel Directory – will have on the agenda for the next meeting
- b) Resident Portal voting Google Forms – Cassie Wetzel will help me set this up on Friday and we can play with it.
- c) Gibson Plumbing – Approved vendor
- d) Ttp.lbk@gmail.com to get payment for band.

VI. Adjournment

Minutes submitted by: Ashley Hougland

Minutes approved by: Name