

Ransom Canyon Property Owners Association
Board Meeting Minutes
Monday, September 8, 2025
The Ranch House
Time 6:30PM

- I. Call to Order 6:30pm
- II. Prayer
- III. Roll call of Directors, Proof of Quorum
 - A. **Present:** David Riley, Bryan Gaddis, Judy Laney, Ashley Hougland, Clay Fowler, and Marianna Willingham.
 - B. **Absent:** LaRue Hand
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. Clay motioned
 - B. Bryan seconded
 - C. The remaining board members present voted to approve the minutes.
- VI. Report of Officers
 - A. **President's Report**
 - 1. David motioned to vote to approve purchase of a new PA system \$2500, blue tooth compatible for hearing impaired as well as additional speakers if we ever need to add to the system.
 - a) Judy moved to approve
 - b) Bryan second
 - c) The remaining board members voted to approve the expense for the PA system.
 - 2. Status of Brookhollow pump and repairs
 - a) POA is responsible for pumping water up brookhollow.
 - b) A little stream of water is being pumped up to the top pond by the Chapel through a 2" pipe. We will add lime to the pipe to try and clean it out so that water flows better.
 - c) Pipe that drains brookhollow into the lake from under the road will need to be cleaned out. It's stopped up and will need to be roto-rooted to clean the pipe out. Cory Needham with the City has offered to help.
 - d) We need to replace the current pump with a more adequate pump - a 10 horsepower pump would pump 150 gallons a minute. It's compatible with the electricity that is already there.
 - e) The cost of the pump is \$2500. Installation may be another \$1500 this would include putting in a large pipe to put the pump down

into. This will mitigate the pump from debris. Also, add a cage around the pump to prevent tampering.

- f) Installation is volunteer hours from neighbors. Greg Biram, a neighbor, has offered to help David Riley install the new pump.
 - g) Cattails get in the pump and they have to be cleaned out every other month.
 - h) Board vote to approve the replacement of the pump and installation
 - (1) Marianna motioned to approve
 - (2) Bryan seconded
 - (3) The remaining board members voted to approve the expense.
3. Boat Dock - if a resident wants to add bumpers to their slip they are able to do so at their expense. Residents can improve their slips at their own expenses.
- a) Vote to approve lease agreement for boat slip rentals
 - b) The board agreed to table the approval of the lease and will further discuss the boat slip lease agreement.
4. Rock Garden maintenance
- a) Ashton Walden \$875/yr
 - (1) Ground sterilizer and weed spraying
 - b) Get a quote for maintenance from Travis to do regular maintenance. Travis can only do maintenance. He doesn't have licensing to spray.

B. Vice President's Report - No Report

C. Treasurer's Report - Judy Laney

1. Reports

- a) Update on the financial status, noting a \$7,000 increase in venue rental revenue compared to last year.
- b) The balance sheet shows \$270,000 in cash, an increase from \$240,000 last year.
- c) Judy found that the City was charging the POA for sewage and garbage pick up on the Rock Garden. The City refunded us for this year's charges. So what we will be saving on that will go toward improving and maintaining the rock garden. and the savings from
- d) July Profit and Loss
- e) Resale certificates
- f) Payroll tax - The Tax Place is taking care of
- g) Collection of Dues
- h) Update on taxes - still waiting to hear back from IRS
 - (1) Non-profit status update

- i) Judy discussed the final invoice from VCM Management Company and the need to resolve any discrepancies before payment.
- j) Attorney fees

D. Secretary's Report - Ashley Hougland

- 1. The Echo Courier
 - a) We have 3 quotes. (Does not include postage)
 - (1) Midtown Printing \$1562
 - (2) Action Printing \$1363
 - (3) Hurricane Printing \$1067
 - b) Currently postage would, at minimum, cost us around \$415 per mailing. When we get the nonprofit status back that cost will substantially decrease.
 - c) This is a very big monthly or quarterly expense for the POA. Not enough advertising could be sold to cover this expense.
 - d) We will mail out an annual print in March which will include a ballot.

E. Officer #1 - Marianna Willingham

- 1. Status of what bylaws need to be updated in accordance with state law.
 - a) Proposed update to bylaws
 - (1) Add parliamentary position (previously discussed in prior meetings)
 - (2) Add Ordinance Enforcement position
 - (a) Discussion regarding implementing rental restrictions to prevent property values from dropping. The City has ordinances in place but they aren't being enforced. We will work with the City to see how we can help. Mayor Val Meixner stood up to discuss this further.
 - (3) The group discusses the potential impact of rental properties on the community and the need for enforcement.
 - (4) It's important to follow the bylaws and the need for a committee to address rental restrictions.
 - (5) The group considers the formation of a committee to amend bylaws and deed restrictions.
 - (a) We have two volunteers.

F. Officer #2 - Clay Fowler - No Report

G. Officer #3 - LaRue Hand - No Report

VII. Report of committees

A. Events committee

1. Free line dance class, craft with neighbors, and a bird walk.
2. The group discusses the upcoming Star Party and Turkey Trot t-shirt design contest.
3. The second annual pumpkin fest and the involvement of the Nirvana burger food truck.
4. The group encourages residents to participate in events and to bring pumpkin desserts.

B. Ranch House Report and Marketing Efforts

1. Ceiling tiles have signs of leaks. Chelsea informed us that she has reported the leaks over the years and they have not been repaired yet. Ashley suggested contacting John Hand, a commercial roofing contractor who lives in the canyon. David said he would contact him in the morning to repair the roof.
2. five rentals last month, including two resident events, and a busy October schedule.
3. New Years Eve party at the Ranch House will be a casino night. Open to residents and guests.

C. Chapel - No Report

D. Pool Report - Pool is open for a few more weeks. Key only.

E. Police Department Updates - No Report

F. Fire Department

1. Chief Angela Hill about funding cuts to volunteer fire departments and ongoing fundraising efforts.
2. The group discusses the need for community support and the importance of fire department equipment.

G. Announcements from City Hall

1. Thursday, September 11 meeting 5:30pm 10 traits of good government for Texas
2. The group discusses the importance of ethics, transparency, and communication in government.

VIII. New Business

IX. Homeowner Q & A

X. Adjournment 7:49 PM

XI. Action

- A. Bridges through Brookhollow are in need of repair
- B. What projects does the community want?
- C. 2 year capital plan
- D. Roofer to look at Ranch House
- E. Add - That residents can improve the boat docks at their own expense. Discuss and make revisions.

XII. Committee

- A. Strategic finance committee - provide affordable amenities
- B. Bylaws committee - we now have two volunteers
- C. Fundraising activities