

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, March 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, LaRue Hand, Bryan Gaddis, and Marianna Willingham.
 - B. **Absent:** Clay Fowler
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. Judy moved to approve
 - B. Bryan seconded the motion to approve
 - C. David Riley, Judy Laney, Ashley Hougland, LaRue Hand, Bryan Gaddis, and Marianna Willingham: All in Favor of approving the minutes
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. The President reported continued frustration regarding the lack of response from parties associated with the unfinished Ransom Ranch development. He noted:
 - a) Approximately **\$3.9 million** is reportedly invested in the project.
 - b) One of the windows on a southern structure has been broken, indicating vandalism has begun.
 - c) Multiple attempts to contact representatives have received no response.
 - d) David Riley and a few others came together and sent proposal to purchase the property for **\$2.8 million**, but that offer was declined, with the response that the full **\$3.9 million** is needed to complete the project.
 - e) The City may proceed with cleanup of the Ransom Ranch area and bill the owners. The President requested that any usable brick be preserved for future completion of the project.
 2. Conflict of Interest Discussion
 - a) Marianna the acting parliamentarian brought up the President serving both on the POA Board and the City Council and acting as an intermediary in matters involving Ransom Ranch. The President stated:

- (1) He ran for City Council in part to improve communication between the POA and the City.
 - (2) He has no ulterior motive or personal interest in the matter.
 - (3) Conflict of interest forms have been signed as required.
- b) Current Property/Facility Projects
- (1) The President gave updates on several ongoing items:
 - (a) **Ranch House gutters:** One firm bid has been received; other contractors have not followed through.
 - (b) **Pool mechanical system:** The Board expects future improvements will be needed to pumps and the mechanical room.
 - (c) **Driveway/east wall area:** Allen Butler has reviewed the area and advised the wall is stable, but reinforcement and additional support are needed to prevent roadway lean.
 - (d) **Car show/community sale planning:** Plans remain in discussion, with location and timing still being finalized.

B. Vice President's Report - Bryan Gaddis

1. The Vice President stated this was his final meeting in his current term and encouraged residents to volunteer for Board service. He noted:
 - a) The Board has accomplished a great deal in the last eight months.
 - b) Additional participation is needed, particularly with one board opening upcoming.
 - c) 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.
2. Annual Meeting April 7th: 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.

C. Treasurer's Report - Judy Laney

1. Financial Status

- a) The Treasurer reported the Association remains in good shape financially overall. Highlights included:
 - (1) **Net income for January and February:** approximately **\$30,005.82**
 - b) The Association relies heavily on annual property dues and venue rental
2. Revenue and Accounting Questions
- a) Discussion included:
 - (1) “Services” revenue includes additional Ranch House-related rental fees such as early access, decorating time, and other extra uses.
 - (2) The books are maintained on a **cash basis**, so revenue and expenses are reflected when received or paid, not when earned.
 - (3) The aging report process was discussed, particularly how Ranch House rentals and deposits are entered and tracked in QuickBooks.
 - (4) A refund from the telephone provider affected the phone/internet line item.
 - (5) The **New Year’s Eve event** was discussed and was reported to have been profitable, though some expenses were reimbursed in 2026.
 - (6) A tools/equipment expense of approximately **\$3,500** was identified as the purchase of a new floor machine.
3. IRS Filings / Historical Financial Records
- a) There was discussion regarding prior **Form 990** filings and the need to determine which filings were completed and which may still need to be caught up.

D. Secretary’s Report - Ashley Hougland

- 1. A postcard mailing has been designed to notify property owners of the annual meeting and voting procedures.
- 2. The postcard directs owners to the website for ballots, budget information, and meeting materials.
- 3. Residents without printers or internet access may contact the POA to request a ballot.
- 4. Volunteers, rather than the Board, are expected to assist with vote counting.
- 5. The annual ballot is expected to be lengthy due to:
 - a) Proposed bylaw clean-up and amendments
 - b) Governance clarifications

- c) Board-related voting items
- d) A proposal is being considered to formally add a **parliamentarian position** to the governing structure as a voting oversight role to help ensure compliance with bylaws and procedure.

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

- 1. Bylaws and Annual Meeting Discussion
 - a) The Board discussed ongoing bylaw review and legal guidance:
 - (1) Amendments are expected to be presented as **individual up-or-down ballot items**, rather than requiring a vote on a full rewritten set of bylaws.
 - (2) The Board is waiting on final legal review from attorney **Brianna Cooper** before posting finalized amendment language.
 - (3) The annual meeting and vote are planned for **April 7**.
 - (4) Online voting is expected to open the week of the meeting
 - (5) The Board stated that a **quorum of 160 votes** is needed.
 - (6) The Board clarified that **deed restriction changes** are not expected to be on this ballot, as those would require a much higher approval threshold.
- 2. Board Election Transparency
 - a) The Board also discussed placing current appointed board members back on the ballot in the interest of transparency and formal member approval to complete their terms.

F. Officer #2 - Clay Fowler

- 1. No Report

G. Officer #3 - LaRue Hand

- 1. No Report

VII. Report of committees

A. Chapel

- 1. A brief chapel update was given, noting that things are going well. It was also noted:
 - a) The chapel's **Garden Tea Party** is typically held in May.
 - b) Scheduling will depend in part on the final POA event schedule

B. Events committee

- 1. The Events Committee reported:
 - a) **Canyon Cleanup Day** is tentatively planned for **April 25**, pending final coordination.
 - b) A **Garden Club** is being considered, with a possible first meeting at the end of the month.
 - c) Additional family-oriented event ideas were discussed, including:

- (1) Fair-style activities
- (2) Tug-of-war
- (3) Family fun events
- (4) Food trucks
- (5) There was also discussion of support for:
 - (a) A **library fundraiser dinner on April 17**
 - (b) Future children's and seasonal events

C. Ranch House Report

1. The Ranch House manager reported:
 - a) March has little to no rental activity.
 - b) This downtime would be a good opportunity to:
 - (1) Paint handicap parking spaces and fire lane markings
 - (2) Add river rock to the back area
 - (3) Address small maintenance and appearance issues before a busy spring and summer wedding season
 - c) Weddings are expected to pick up significantly beginning in April and continue through November.
2. We are in the process of replacing the damaged ceiling tiles
3. Chelsea has a fantastic list of Ranch House projects, repairs, and wish list. Everything is color coordinated to prioritize the urgency of need.
4. Boat Slip Rental
 - a) The Board discussed boat slip rental procedures for the upcoming season. Topics included:
 - (1) Whether to continue first-come, first-served assignment
 - (2) Whether current renters should receive a right of first refusal
 - (3) Whether remote renewals or representatives standing in line should be permitted
 - (4) General agreement favored offering **current renters the first opportunity to renew**, then opening remaining slips to others
 - b) Boat dock repairs were also discussed as an ongoing concern.

D. Pool Report

1. Pool closed

E. Police Department Updates

1. Report

F. Fire Department

1. The Fire Department reported:

- a) A tentative date is being set for a **Firewise community meeting**, pending church availability.
 - b) **Canyon Cleanup Day** is tentatively set for **April 25**.
 - c) A **pancake breakfast** is planned for **March 14**.
 - d) The recent island burn was completed successfully with no issues.
 - e) An initial payment has been made to begin the build process for a **new fire truck**.
 - f) The Fire Chief is participating in a development program covering emergency services management, government coordination, grants, insurance, and leadership.
2. There was also discussion about possible future county funding adjustments to better support volunteer fire departments.

G. City Hall Announcements

- 1. City representatives reported:
 - a) The next City Council meeting will include a **TxDOT presentation** regarding the future **Bridge 835 closure**, currently expected to begin in **September**.
 - b) Because only three candidates filed for three open City Council positions, the City will **cancel the election** and seat those candidates:
 - (1) **David Riley**
 - (2) **David Beckham**
 - (3) **Vicki Keller**

H. Community Introduction

- 1. Nathan Hayes introduced himself and his business, LBK Home Tech Solutions. He shared that he provides local, personalized residential technology support, including:
 - a) TV and printer troubleshooting
 - b) Device consultations
 - c) Installation services
 - d) Technology education for residents
- 2. He noted that he started the business after leaving Best Buy and identified a need for reliable local tech support with personalized customer service.

- 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 timers installed ✓
- M. Weather stripping on Ranch House doors ✓
- N. Gutter installation on Ranch House ✓
- O. Ranch House handicap lines and firelines ✓
- P. Replace ceiling tiles in the Ranch House - partial replacement
- Q. Ranch House parking lot gravel maintenance
- R. Causeway repair
- S. Building exterior stones around the building need replacing and cleaning.
- T. Schedule a quarterly Board work day
- U. Meadow Bridge is in need of Repair
- V. Bylaws need to be updated
- W. Get our Non-Profit status back
- X. Deterioration of the island - new retaining walls or solution
- Y. Retaining wall around the island needs rock repair
- Z. River Rock @ Angel point needs to be replaced
- AA. Turf on Angel Point needs to be replaced
- BB. Ranch House Pillars - rock repair
- CC. Dimming Lights around the island
- DD. Clear dead trees from island
- EE. Spray foam insulation in Ranch House
- FF. Replace Round tables and rectangle tables that are broken. Trash broken tables.
- GG. Brookhollow bridges need to be repaired
- HH. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
- II. Art or Pavillon in the Rock Garden
- JJ. Grooms Suite
- KK. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.

