

Ransom Canyon Property Owners Association  
Board Meeting Agenda  
Tuesday, January 6, 2025  
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. Moved to approve
  - B. Seconded
  - C. All in favor
- VI. Report of Officers
  - A. **President's Report - David Riley**
    - 1. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
      - a) We got several quotes for replacing the lights.
    - 2. Replacing ceiling tile in the Ranch House and options.
      - a) Quotes
    - 3. Rock Garden - update on maintenance
  - B. **Vice President's Report - Bryan Gaddis**
    - 1. No Report
  - C. **Treasurer's Report - Judy Laney**
    - 1. Report
    - 2. NYE fundraiser net \$1715
  - D. **Secretary's Report - Ashley Hougland**
    - 1. April 7th Annual Meeting: 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](mailto: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.

2. 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.

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

1. New Years Eve Celebration recap

**F. Officer #2 - Clay Fowler**

1. Update on Texas wildlife deer licking poles

**G. Officer #3 - LaRue Hand**

1. No Report

VII. Report of committees

**A. Chapel**

- 1.

**B. Events committee**

**C. Ranch House Report**

1. Floor cleaner will be purchased from a local place Wagner - what is the status?

**D. Pool Report**

1. Pool closed

**E. Police Department Updates**

1. Report

**F. Fire Department**

1. Report

**G. City Hall Announcements**

VIII. New Business

IX. Homeowner Q & A

X. Adjournment

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. Meadow Bridge is in need of Repair
  - M. Bylaws need to be updated
  - N. Get our Non-Profit status back
  - O. Causeway repair
  - P. Deterioration of the island - retaining walls
  - Q. Retaining wall around the island needs rock repair
  - R. River Rock @ Angel point needs to be replaced
  - S. Turf on Angel Point needs to be replaced
  - T. Ranch House Pillars - rock repair
  - U. Rocks around the building need replacing and cleaning. The water that runs off the roof is staining the pillars. If we want to keep the pillars from staining then we need to install gutters.
  - V. Dimming Lights around the island
  - W. Clear dead trees from island
  - X. Replace ceiling tiles in the Ranch House
  - Y. Spray foam insulation in Ranch House
  - Z. Replace Round tables and rectangle tables that are broken. Trash broken tables.
  - AA. Brookhollow bridges need to be repaired
  - BB. The old Christmas lights have been removed from the Ranch House. We have discussed leaving them off the building or replacing them.
  - CC. Art or Pavillon in the Rock Garden
  - DD. Grooms Suite
  - EE. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.
  - FF. Schedule a Board work day
- XII. Committee
- A. Strategic finance committee - provide affordable amenities
  - B. Bylaws committee - we now have two volunteers
  - C. Fundraising activities