

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, September 1, 2026
The Ranch House
Time 6:30PM

- I. Call to Order
- II. Prayer
- III. Introduction and Roll call of Directors, Proof of Quorum
 - A. **Present:** David Riley, Judy Laney, Ashley Hougland, Susan Mullanax, LaRue Hand, Ron Boyd, and Marianna Willingham. A quorum was present.
 - B. **Absent:**
- IV. Proof of notice of meeting
- V. Approval of minutes of August
 - A. Judy Laney moved to approve the previous meeting minutes. Susan seconded the motion. The minutes were approved unanimously.
- VI. Report of Officers
 - A. **President's Report - David Riley**
 - 1. Projects
 - a) Status Tree Planting
 - (1) The POA had previously been working with another contractor regarding tree planting, but the contractor had not completed the work and had not been paid. Arrangements were subsequently made with Tom's Tree Place. Tree planting will begin with two trees.
 - b) Status of Ceiling project update. Do we have a date set?
 - (1) Renovations at the Ranch House are planned for January 2027, traditionally a slower rental period. Planned work includes the ceiling project, possible stonework on the columns, painting, and other cosmetic improvements.
 - c) Status of Angel Point rock replacement
 - (1) Rock was delivered for the landscaping project but placed in the wrong location. Arrangements were made to move it. Weed barrier and additional site preparation were discussed.
 - d) Ransom Ranch Construction update
 - (1) Cleanup of the Ransom Ranch property is underway, including the removal of brick and construction debris. The lender continues to seek a purchaser for the property as a whole rather than selling individual homes, and another

potential purchaser has expressed interest. The property was discussed as having an appraisal of approximately \$3.4 million, with approximately \$3.9 million associated with the outstanding notes. The POA will continue monitoring activity surrounding the property.

B. Vice President's Report - Ron Boyd

1. No Report

C. Treasurer's Report - Judy Laney

1. August Financial Report
 - a) Bank balance as of August 31: approximately \$312,009.43.
 - b) Net income: approximately \$30,684.27.
 - c) Interest revenue had not yet been fully reflected in the report.
 - d) Resale certificate activity remains strong.
2. Delinquent POA Dues Update
 - a) Delinquent accounts continue to be reviewed.
 - b) Notices had not yet been sent for the prior month and remained on the Treasurer's task list.
3. Tax/nonprofit status update
 - a) The POA received notice from the IRS confirming reinstatement of its federal tax-exempt status under Section 501(c)(4), which is retroactive. The Treasurer will next investigate whether the POA can obtain exemption from property taxes, which could potentially save approximately \$13,000 annually.

D. Secretary's Report - Ashley Hougland

1. Echo Newsletter Volunteer Update
 - a) The POA continues to seek a volunteer to take over production of the Echo.
 - b) Interested volunteers were asked to contact the POA.

E. Parliamentarian - Marianna Willingham

1. Deed restriction enforcement -Second reading and vote on fees and fines
 - a) Second Reading - Enforcement Fees and Fines Policy
 - (1) The Board reviewed the proposed enforcement policy for a second reading.
 - (2) A recommendation was made to remove the proposed fine relating to signs because of concerns regarding existing law and city ordinances.
 - (3) The Board discussed increasing the proposed fine for prohibited short-term-rental activity from \$10 per day to \$50 per day.
 - b) Definition of Short-Term Rental

- (1) The Board discussed the existing deed restriction language prohibiting the use of residences as hotels, tourist cottages, or places of abode for transient persons. Board members emphasized that the purpose of the proposed enforcement policy is not to target any particular homeowner or property, but rather to establish a consistent and effective process for enforcing existing deed restrictions.

While the Board supported implementing meaningful enforcement measures, concerns were raised that certain provisions of the proposed policy—particularly the definition of a short-term rental as a rental of fewer than 90 days—could extend beyond enforcement of the existing restrictions and potentially create new substantive requirements. As a result, the Board tabled the policy pending further legal review rather than taking action to adopt it.

The Board invited affected property owners to provide their contact information so that additional discussions could be held as the policy and related legal questions are further evaluated.

c) Late Fees for Delinquent Annual POA Dues

- (1) The Board separately discussed establishing a late fee for unpaid annual POA dues.
 - (a) Ashley Hougland made the motion to impose a \$50-per-day late fee beginning after March 1 on unpaid annual POA dues.
 - (b) The motion was seconded by Ron Boyd
 - (c) The motion carried with all in favor.
 - (d) The Board discussed allowing consideration of extenuating circumstances on an individual basis.

d) Ransom Ranch Annexation

- (1) The bank currently controlling Ransom Ranch advised that it did not wish to proceed with annexation into the POA at this time.
- (2) The matter will therefore be left for a future owner of the property.

F. Officer #2 - Susan Mullanax

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. The Chapel expressed appreciation for community support and announced that due to East 50th Street bridge construction, the home tour will be replaced this year by the "Let Your Light Shine for Jesus" fundraiser featuring Chapel tours, refreshments, grounds viewing, and a tree-lighting event, with dates to be announced later.

B. Events committee

1. Star Party: September 19 at dark, weather permitting.
2. Garden Walk: September 26, 8:00-10:00 a.m., meeting at the Island.
3. Fall Garage Sale: October 3. A community map will be prepared.
4. Library 40th Anniversary Celebration: Tentatively October 10, with family activities and community participation.
5. Turkey Trot: November 27, including a T-shirt decorating contest.
6. Light Parade / Cookies with Santa: December 6.
7. Christmas Lighting Contest: December 7-13, with awards planned for December 15.
8. The next Events Committee meeting was scheduled for September 27.

C. Ranch House Report

1. The Ranch House continues to have strong rental activity, with only one opening remaining for the month and the next available weekend not until after Christmas. The existing lockbox has broken and needs to be replaced. A more durable electronic/Bluetooth access system was discussed that would allow temporary and individualized access codes for renters, the Board, and community groups, while also providing a record of who enters the Ranch House and when. The proposed replacement is expected to cost a little over \$200, with installation assistance available.

D. Pool Report

1. Report Pool - closing labor day

E. Police Department Updates

1. The Police Department discussed a recent accident involving personal watercraft on the lake. Residents were reminded to follow state boating laws and local lake rules, including maintaining safe distances, observing no-wake requirements where applicable, and traveling counterclockwise. They were also reminded that boats operating on the lake must have current registration stickers and comply with size and horsepower restrictions. Additionally, an ongoing matter involving 53 Park Lane was mentioned, though the Police Department stated that substantive

information could not yet be provided as the matter remains under active investigation.

F. Fire Department

1. The Fire Department reported receiving equipment and grants through the Texas Forest Service, including gear to complete the department's UTV fire apparatus which will enhance access to difficult-to-reach areas. Additional rescue equipment was also acquired, and the department noted membership growth alongside ongoing training efforts.

G. City Hall Announcements

1. Residents were advised of upcoming bridge construction affecting travel near the Canyon, with the anticipated closure moved to sometime after September 11. They were advised to plan alternate routes accordingly when construction begins.

VIII. New Business

IX. Homeowner Q & A

- A. Significant homeowner discussion centered on enforcement of deed restrictions; the proposed fees and fines policy; the legal definition of short-term rentals; existing short-term rental operations; the distinction between long-term and short-term rentals; and the process required to amend the deed restrictions. The Board encouraged affected property owners to submit their contact information and written questions so that legal clarification could be obtained and further discussion could occur.

X. Adjournment

- A. With no further business, the meeting was adjourned at approximately 7:47 PM.

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. Gutters installed on the Ranch House ✓
- J. First fundraiser - New Years Eve Party ✓
- K. Figured out who helps with the pump in Brookhollow and what does and doesn't need to be done. ✓
- L. Replace floor cleaning machine ✓
- M. Removal of old Christmas lights on the Ranch House ✓
- N. Bylaws need to be updated ✓

- O. Repair of pool pump equipment, electrical, and install concrete pad. ✓
 - P. Enclosing pool pump room ✓
 - Q. Replace pool heater, sand pumps, and hire a consistent pool cleaner ✓
 - R. Get our Non-Profit status back ✓
 - S. Causeway repair ✓
 - T. Current on Taxes ✓
 - U. Retaining wall around the island needs rock repair
 - V. Clear dead trees from island and replanting two trees
 - W. Turf on Angel Point needs to be replaced
 - X. Schedule a quarterly Board work day
 - Y. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - Z. Meadow Bridge is in need of Repair
 - AA. Deterioration of the island - retaining walls
 - BB. River Rock @ Angel point needs to be replaced
 - CC. Ranch House Pillars - rock repair
 - DD. Rocks around the building need replacing and cleaning.
 - EE. Dimming Lights around the island
 - FF. Replace Round tables and rectangle tables that are broken. Trash broken tables.
 - GG. Brookhollow bridges need to be repaired
 - HH. Art or Pavillon in the Rock Garden
 - II. Grooms Suite
 - JJ. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.
- XII. Committee
- A. Strategic finance committee - provide affordable amenities
 - B. Bylaws committee - we now have two volunteers
 - C. Fundraising activities

RANSOM CANYON PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

September 1, 2026
Ransom Canyon Ranch House

1. Call to Order

The regular meeting of the Ransom Canyon Property Owners Association Board of Directors was called to order at the Ransom Canyon Ranch House.

A prayer was offered prior to the formal business of the meeting.

All Board members were present.

2. Proof of Notice

Proof of notice of the meeting was acknowledged.

3. Approval of Previous Meeting Minutes

The minutes of the previous meeting were presented for approval.

Motion: Judy moved to approve the previous meeting minutes.

Second: Susan seconded the motion.

Vote: Motion carried.

4. Old Business

Tree Planting and Landscaping

The Board received an update regarding the tree-planting project. The previously contacted vendor had not completed the planting, and no payment had been made.

The POA has since made arrangements with Tom's Tree Place. Work is expected to begin with the first two trees once scheduling and conditions allow.

Rock for the landscaping project was delivered but placed in the wrong location. Arrangements were made to relocate it to the appropriate area. Additional landscaping work, including preparation of the area and installation of weed barrier, will be considered as the project progresses.

Ranch House Ceiling and Renovation Project

Renovations to the Ranch House are planned for **January 2027**. January will be reserved for work that may include:

- Replacement/renovation of the ceiling
- Stonework on interior columns

- Painting
- Other cosmetic improvements to the Ranch House

The facility will have limited availability during the renovation period.

Ransom Ranch Construction/Property Update

Cleanup work continues at Ransom Ranch, including removal of brick, debris and other materials.

The Board reported continued interest from potential purchasers. The lender currently intends to sell the development as a whole rather than selling individual houses or portions of the property.

The property was discussed as having an appraisal of approximately \$3.4 million, with approximately \$3.9 million reportedly associated with the outstanding notes. Five unfinished homes remain on the property and are generally in a condition that would allow a future purchaser to complete construction.

5. Treasurer's Report

The Treasurer announced that the POA received notice from the IRS confirming reinstatement of the Association's federal tax-exempt status under **Section 501(c)(4)**.

The reinstatement is retroactive to the date the Association previously lost its exempt status.

The Treasurer noted that contributions to a 501(c)(4) organization generally are not tax-deductible.

The Treasurer will next investigate whether the Association may qualify for an exemption from property taxes, which could potentially result in significant annual savings.

As of **August 31, 2026**, the Association reported approximately **\$312,009.44** in the bank.

Net income was reported at approximately **\$30,684.27**, with additional interest revenue still to be reflected in the financial statements.

The Treasurer also reported continued activity from resale certificates and stated that the Association remains in good financial condition.

The Board thanked the Treasurer for her work in obtaining reinstatement of the POA's tax-exempt status.

Delinquent POA Dues

The Treasurer reported that delinquent accounts continue to be addressed. Notices that were not sent during the previous month will be followed up on.

6. Communications / Newsletter

An update was provided regarding the Canyon newsletter.

The current newsletter was expected to be distributed by email following the meeting.

The POA continues to seek a volunteer interested in taking responsibility for the monthly newsletter. The estimated time commitment is approximately five hours per month, including gathering information and corresponding with contributors.

Interested residents were encouraged to contact the POA.

7. Deed Restriction Enforcement Policy — Second Reading

The proposed deed restriction enforcement, fees and fines policy returned for its second reading.

Prior to consideration of final approval, several revisions and questions were discussed.

The Board discussed removing the proposed fine associated with sign restrictions because existing state law and local ordinances may already address signage.

The proposed fine associated with prohibited short-term rentals was also discussed, including increasing the proposed amount from \$10 per day to **\$50 per day**.

Substantial discussion followed regarding language in the proposed policy defining a short-term rental as a rental of fewer than 90 consecutive days.

Property owners questioned whether the 90-day definition exists in the Association's current recorded governing documents and, if not, whether establishing such a definition through an enforcement policy would constitute a new restriction requiring approval of the membership.

The applicable deed restriction language concerning the use of residences as hotels, tourist cottages or places of abode for transient persons was read and discussed.

Additional questions were raised concerning:

- The Board's authority to establish a specific time period defining a short-term rental
- The distinction between enforcing existing deed restrictions and creating a new restriction
- Whether the 90-day definition should be removed from the proposed policy
- The relationship between the bylaws and deed restrictions
- The voting requirements applicable to amendments of deed restrictions
- The authority granted to the Board by amendments approved at the 2026 Annual Meeting
- The distinction between short-term and long-term rentals

- Previous communications or approvals involving existing short-term-rental properties
- Whether additional clarification from legal counsel is necessary before the policy is adopted

The Board emphasized that its intent is to enforce existing deed restrictions and protect the interests of the community rather than create new deed restrictions without the required membership approval.

Several property owners who currently operate or have an interest in short-term rentals addressed the Board. They discussed prior communications with POA representatives, the history of short-term rentals in the community, contributions made by rental properties to community activities, and concerns regarding the effect of the proposed enforcement policy.

The Robert Bruno Steel House was specifically discussed, including its history, preservation efforts, community use and prior operation as a short-term rental.

Following the discussion, the Board determined that additional legal clarification should be obtained before taking final action on the enforcement policy.

ACTION: The proposed deed restriction enforcement, fees and fines policy was TABLED.

The Board will submit the questions raised during the meeting to the POA attorney, including questions concerning the proposed 90-day definition and the Board's authority to establish a specific definition of short-term rental.

Property owners were asked to submit their questions and concerns in writing so that they may be forwarded to legal counsel and addressed comprehensively.

The Board may call a special meeting after receiving legal guidance.

The Board also requested contact information from property owners with an interest in the short-term-rental issue so that an additional meeting or discussion may be arranged.

No final definition of "short-term rental" was adopted at this meeting.

8. Late Fees for Annual POA Dues

The Board discussed establishing a late fee for annual POA dues that remain unpaid after March 1.

A proposed late fee of **\$10 per day beginning after March 1** was discussed. The Board noted that extenuating circumstances could be considered on an individual basis.

Motion: A motion was made to establish late fees on unpaid annual POA dues after March 1.

Second: The motion was seconded.

The Board indicated that the late-fee policy would be posted on the POA website.

9. Ransom Ranch Annexation

The Board received an update regarding the proposed annexation of Ransom Ranch into the POA.

The bank currently owning Ransom Ranch has decided **not to proceed with annexation at this time** and intends to leave the annexation decision to a future owner of the property.

Accordingly, no annexation action was taken.

10. Chapel Report

The Chapel Committee thanked community members who have supported the chapel and its fundraising efforts.

Because of the planned reconstruction of the East 50th Street bridge and anticipated access difficulties, the traditional home tour will not be held this year.

Instead, the Chapel plans to hold the “**Let Your Light Shine for Jesus**” fundraiser previously used during COVID.

Plans include opening the chapel to visitors, serving cookies, allowing guests to tour the chapel and grounds, and participating in the lighting of the Christmas tree.

The date will be established at the Chapel Committee’s September meeting.

11. Events Committee Report

The Events Committee announced several upcoming community activities:

- **September 19:** Star Party at dark, weather permitting
- **September 26:** Garden Walk, 8:00–10:00 a.m., meeting on the island
- **October 3:** Fall Garage Sale
- **October 10:** Proposed celebration recognizing the 40th anniversary of the library, with fall and carnival-style community activities
- **November 27:** Turkey Trot, including a T-shirt decorating contest and awards
- **December 6:** Light Parade and Cookies with Santa at the Ranch House
- **December 7–13:** Christmas house-lighting contest
- **December 15:** Lighting contest awards

Heather Jenkins will prepare a map for the October 3 garage sale. Residents participating in the sale will be able to provide their addresses and selected items to be included on the map.

The next Events Committee meeting is scheduled for **Sunday, September 27**. All residents are welcome to attend and provide ideas.

12. Garden Club

The Garden Club recently hosted a speaker who provided information regarding irrigation and tree care.

13. Ranch House Report

Ranch House rentals remain strong, with the facility largely booked for upcoming weekends.

The existing exterior lockbox has broken. A more secure electronic/Bluetooth access system was discussed.

The proposed system would allow individual temporary access codes to be issued to renters, community organizations, Board members and other authorized users. It would also provide a record of facility access.

A suitable unit is currently on back order. The estimated cost discussed was approximately \$200 or more, with installation to be arranged once the unit becomes available.

14. Pool Report

The pool was reported to be operating well.

Regular pool operations will conclude on **Labor Day**.

After Labor Day, lifeguards will no longer be on duty because they have returned to school.

Members with pool keys may continue to use the pool for approximately two additional weeks following Labor Day, subject to applicable pool rules.

The Pool Committee thanked the Board for its support throughout the season.

15. Police Department Report

An update was requested regarding **53 Park Lane**. The Police Department reported that it is involved in the matter but is not the investigating agency and therefore cannot provide additional information at this time.

When information can legally be released, a special POA meeting may be held to provide an update and answer residents' questions.

The Police Department also addressed a recent accident involving personal watercraft on the lake.

Residents were reminded to follow all applicable lake and state boating rules, including:

- Traveling counterclockwise
- Maintaining appropriate distance between watercraft
- Following no-wake requirements
- Properly registering boats and watercraft for use on the lake

Residents were encouraged to contact the Police Department when they observe questionable or potentially unsafe activity on the lake.

16. Fire Department Report

The Fire Department provided an update regarding grants and equipment obtained through the **Texas Forest Service**.

Equipment has been received to complete the department's UTV fire apparatus and is expected to be installed soon. The UTV will improve the department's ability to reach areas that are difficult to access with larger fire apparatus.

The department also reported receiving rescue equipment and continuing training efforts.

The community expressed appreciation to the Fire Department, EMTs and Police Department for their service.

The occupancy capacity of the Ranch House was also briefly discussed. A figure of approximately 250 persons has historically been referenced; however, no formal occupancy determination was made during the meeting.

17. Community Announcements

Residents were reminded of upcoming construction affecting the bridge near East 50th Street.

The anticipated closure had been delayed until sometime **after September 11**. Residents should watch for additional information regarding the closure, construction schedule and alternate routes.

18. Adjournment

There being no further business, the meeting was adjourned.

Adjournment Time: Approximately 7:47 p.m.

Submitted by:

Ashley Hougland

Parliamentarian / Minutes Prepared for the Ransom Canyon Property Owners Association

Approved by the Board: _____

Date: _____