

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, December 2, 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, and Bryan Gaddis.
 - B. **Absent:** Marianna Willingham
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. Moved to approve Bryan Gaddis
 - B. Seconded Clay Fowler
 - C. All in favor - David Riley, Judy Laney, Ashley Hougland, Clay Fowler, and LaRue Hand for approving minutes.
- VI. Report of Officers
 - A. **President's Report - David Riley**
 - 1. Update on Ransom Ranch
 - a) A critical priority for the Board is the immediate finalization of rental restrictions. This is necessitated by the potential threat of a track home builder acquiring Ransom Ranch, a development the POA seeks to prevent due to the anticipated negative impact.
 - b) David is actively managing the Ransom Ranch project. His current efforts involve engaging with the finance company that re-acquired the property and recruiting reputable builders to complete the existing, unfinished homes. The finance company has indicated a willingness to sell the property for the buy-back price of \$3.9 million.
 - c) The consensus is that the POA maintains a strong working relationship with the finance company. However, there is a shared belief that the company will not be able to sell the lots individually at prices of \$65,000+. It is understood that the company's ability to move forward is hindered until the existing houses are completed, a prerequisite for most builders considering involvement. David is utilizing his resources to find contractors who can finish these homes, which are noted to be structurally sound and in remarkably good condition despite being vacant and unfinished for so long.

B. Vice President's Report - Bryan Gaddis

1. No Report

C. Treasurer's Report - Judy Laney

1. Judy provides a financial report, noting a significant increase in cash accounts from \$216,000 to \$264,000.
2. Judy mentions the ongoing process of reinstating the nonprofit status and the need to file three years of tax returns.
3. The board discusses the importance of keeping accurate financial records and the challenges of tracking down past filings.
4. Add Ranch House value \$473k to the balance sheet
5. Property Owners Association Dues -
 - a) Invoices are sent out in December each year from via mail or email. Annual POA dues (\$60) are due by March 1st. If you prefer email, know that the invoice comes from quickbooks@notification.intuit.com.
 - b) *Payment by check* - You can mail check to Ransom Canyon POA Box A Ransom Canyon, TX 79366.
 - c) *Payment online* - To pay online you must receive the emailed invoice then click on the black box that says "Review and Pay". There is not a specific website you can visit. Invoices are tied to Quickbooks. If you need to update your address or email please contact poa@ransomcanyonpoa.org.

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) 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. New Years Eve Celebration

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

1. No Report

F. Officer #2 - Clay Fowler

1. Texas wildlife deer licking stands
 - a) **Chronic Wasting Disease (CWD) Discussion** - Clay brought up the topic of Chronic Wasting Disease (CWD) and the Texas Parks

and Wildlife Department's request for "lick poles." The limited availability of CWD testing options was noted, emphasizing the need for further investigation. The board discussed the potential effects of CWD on local wildlife and the necessity of effective management strategies. Clay plans to contact a wildlife expert for additional information and guidance on how to address CWD. Police Chief James Hill offered to put Clay in touch with a local parks and wildlife officer.

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. Christmas Tour of Homes

B. Events committee

1. Christmas parade
2. Chili Cookoff

C. Ranch House Report

1. The floor cleaner from a local company is about \$500 more. We believe purchasing from the local company who will maintain the machine is the best option. Judy moved to allow Chelsea to spend the extra \$500 on the floor cleaning machine.
2. Christmas lights are falling off the Ranch House, they are dry rotted. Bulbs are not all warm white some are so faded they look greenish. David is going to look into how much it would be to replace the light bulbs and fixtures/magnets that are dry rotten. Also, the option to have the lights done by a professional and installed.
3. Ballast in lights need to be replaced. David is going to look at other options for LED lighting. Also removing some of the current lights and filling in those spots with tiles. The newer chandeliers provide so much more light and there really isn't a need for all the fluorescent lighting that we have.

D. Pool Report

1. No Report

E. Police Department Updates

1. New Police Lieutenant - The City is pleased to welcome the newest member of our Police Department, Clayton Ragland. He brings seven years of service in the Texas State Guard and six years of experience with the Crosby County Sheriff's Office. He joins our community with strong leadership skills, extensive tactical training, and significant disaster-response experience. During his State Guard service, he led a

squad through deployments for disaster relief and border operations. He also contributed to major disaster-response efforts during the Abilene flooding and Hurricane Harvey in Houston, Texas. His exceptional leadership and operational performance earned him a promotion to Corporal and Squad Leader. His professional certifications include a Texas Intermediate Peace Officer License, Advanced SWAT Training Basic Instructor Certification, SWAT Use of Distraction Devices, Less Lethal Chemical & Impact Munitions Instructor, and Glock Armorer Certification.

F. Fire Department

1. Fire Chief Angela Hill gave an update on the fire department's activities, noting the recent purchase of a new UTV and ongoing fundraising efforts. The Board emphasized the vital importance of supporting the fire department and increasing community involvement in these fundraising initiatives. Chief Hill specifically mentioned the possibility of a spring masquerade party as a fundraiser, which would require coordination with the POA. She reiterated the necessity of having up-to-date equipment and consistent support for the fire department.

G. City Hall Announcements

1. Phone numbers for City Hall and the Police Department have been changed.

VIII. New Business

IX. Homeowner Q & A

X. Adjournment 7:28pm

XI. Action

XII. Committee

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