

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, August 4, 2026
The Ranch House
Time 6:30PM

- I. Call to Order
- II. Prayer - Denton Collins delivered the invocation.
- 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
 - A. Notice of the meeting was provided by signs at the front and back entrance and posted to the POA website.
- V. Approval of minutes of July
 - A. The Board reviewed the minutes from the July 7, 2026, meeting. A correction was noted regarding the spelling of a name. Judy Laney moved to approve the July 7, 2026, meeting minutes as corrected. Ron Boyd seconded the motion. The motion carried unanimously.
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. Projects
 - a) Landscaping and Tree Replacement - David Riley reported that no new trees had yet been planted. After experiencing delays with another contractor, he contacted Tanner with Tom's Tree Place.

Tom's Tree Place will prepare a proposed landscaping plan for the area at no charge. The plan will identify trees and other vegetation considered appropriate for the canyon's soil, water-table conditions, and environment. The work may be completed in phases, beginning with approximately two trees once temperatures cool.

The Board discussed the need for a dependable irrigation source before purchasing and planting new trees. The existing lake-water pump has not been operational and may have a burned-out motor. The possibility of connecting the landscaping irrigation to the city-water system serving the pool area will be explored.

- b) Ranch House Ceiling and Interior Improvements - Hamilton Acoustical has been contacted regarding removal and replacement of the Ranch House ceiling and related lighting work.

January 2027 is currently open on the Ranch House calendar. The Board discussed blocking the facility for approximately one month to allow two weeks for the acoustical work and additional time for related interior renovations.

- c) Ransom Ranch Construction - David reported that responsibility for the unfinished Ransom Ranch development has been assigned to a new representative who has been responsive to the POA.

The current owner is considering obtaining bids to complete the unfinished homes and sell them rather than selling the development in its present condition. Bids are being gathered. The POA has received inquiries from potential buyers, but there is a preference for completing the existing homes before encouraging further sales or development.

B. Vice President's Report - Ron Boyd

- 1. No Report

C. Treasurer's Report - Judy Laney

- 1. Judy Laney reported the following as of July 31, 2026:
 - a) The POA had approximately \$318,000 in cash.
 - b) Net income was approximately \$37,432.03.
 - c) The POA remained in a strong cash position despite significant pool and property-improvement expenses incurred during May and June.
 - d) Current financial results were generally consistent with the prior year.
- 2. Judy also reported that all outstanding federal tax returns for the years **2020 through 2025** had been filed. An application to reinstate the POA's nonprofit status had also been submitted to the Internal Revenue Service. The POA is awaiting a response.
- 3. The largest delinquent property owner has contacted the POA regarding the outstanding balance, and Judy expressed optimism that progress would be made.
- 4. A question was raised regarding how many years of annual operating expenses the POA's current cash reserves would cover. Judy stated that she would need to calculate the figure rather than provide an estimate during the meeting.

5. Marianna Willingham asked about the decrease in the POA's general operating account compared with the prior year. Judy explained that the general operating account is used for routine expenses and that recent pool repairs, pump expenses, and other improvements had been paid from that account.

D. Secretary's Report - Ashley Hougland

1. Echo Newsletter Volunteer Update - Ashley Hougland reported that there had been some interest from a potential volunteer regarding responsibility for the *Ransom Canyon Echo*. She will provide an update when additional information becomes available.

E. Parliamentarian - Marianna Willingham

1. Deed restriction enforcement
2. Proposed Fees, Fines, and Enforcement Policy - Marianna presented a proposed fees, fines, and enforcement policy prepared with assistance from legal counsel. The policy addresses possible violations involving common areas, landscaping, exterior maintenance, parking, rental restrictions, and other deed-restriction matters.

The Board discussed establishing a late charge for unpaid annual POA dues. The proposal discussed was:

- Annual dues are due January 1.
 - A grace period would extend through January 31.
 - A late notice would be sent beginning February 1.
 - If payment remained outstanding, a final notice would be sent by registered mail.
 - Beginning March 1, a late charge of **\$10 per day** would accrue.
 - The late-charge policy would apply prospectively and would not be added retroactively to balances from previous years.
 - Special circumstances could be considered by the Board on a case-by-case basis.
3. The Board discussed using email, postal mail, community signs, Facebook, the *Ransom Canyon Echo*, and the city newsletter to provide residents with multiple reminders.

Denton Collins recommended treating the meeting's discussion as a first reading and postponing final approval until the next meeting so residents and Board members would have sufficient time to review the policy.

The Board agreed to postpone a final vote. Ashley made the proposed policy available for public review on the website immediately. Once

approved, the policy will be posted and filed with the county as appropriate.

4. Ransom Ranch Annexation and Restrictions - Marianna Willingham provided an update regarding the legal and title research for Ransom Ranch.

After extensive research and consultation with a different title company, it was determined that the Ransom Ranch property appeared on the original Ransom Canyon development map and was intended to be part of the Ransom Canyon community. As sections of the property are platted, they must be formally annexed into the POA.

The current property owner, which is the financing institution, has agreed to annexation with rental restrictions attached to the property. The documents are expected to provide that if a future owner removes the agreed rental restrictions, the property may be removed from the POA.

Annexation would also allow the POA to collect applicable transfer fees.

Phyllis Lutrick suggested asking the title company whether the lots could be legally described as an additional Ransom Canyon block rather than under the separate Ransom Ranch designation. Marianna agreed to submit the question to Hayden with Service Title, provided the change would not affect the additional rental restrictions.

Ashley thanked Marianna and Phyllis for their extensive work in resolving the long-standing question of whether Ransom Ranch was intended to be part of Ransom Canyon.

F. Officer #2 - Susan Mullanax

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. Report - Linda Williams reported that the chapel was operating well and that repair and updating projects were underway.

The chapel recently hosted a five-day children's club and a ladies' tea. Linda apologized to anyone who did not receive notice of the tea and offered to collect contact information for future events.

Linda also discussed the monthly Ransom Canyon Ladies' Luncheon, normally held on the third Tuesday of each month. The Ranch House was unavailable for the August luncheon because of a previously accepted rental.

Chelsea Sheffy explained that the scheduling conflict was accidental. She offered the group alternative Tuesdays, but the luncheon organizers chose not to reschedule for August. Chelsea stated that the third-Tuesday luncheon remains listed as a recurring community event on the Ranch House calendar.

The Board discussed balancing community use of the Ranch House with opportunities to generate rental income. Alternative locations, including a local church fellowship hall, were suggested when scheduling conflicts arise.

Linda emphasized that the luncheon is open to all women in Ransom Canyon and is not limited to chapel or Bible-study participants.

B. Events committee

1. Report - Georgette McPherson reported that the Events Committee had no immediate community events scheduled. The committee will begin planning Christmas activities and confirming dates.

The annual Chili Cook-Off was tentatively discussed for **January 30, 2027**, which would allow sufficient time for completion of the Ranch House ceiling and renovation work. The date will be checked against other community and sporting events before being finalized.

The Events Committee's next planning meeting was announced for **August 23, 2026**. Residents were encouraged to attend and share ideas.

The committee discussed possible fall activities, including a community garage sale or family event. No event was formally scheduled.

2. Garden Club Report - Georgette reported that the Garden Club had grown to approximately 16 or 17 participants and had recently met at LaRue Hand's residence. Members toured the property, exchanged plants, and discussed landscaping and plants resistant to deer.

The next Garden Club gathering was announced for **August 25, 2026, at 6:30 p.m.** at the home of Sherry and Gary Wolf. Their son-in-law, who

works with horticulture, landscaping, and irrigation, was expected to answer questions. Additional details will be posted on Facebook.

C. **Ranch House Report**

1. Chelsea Sheffy reported that the Ranch House had three rentals during the previous month. All were resident rentals, including one large event and two weddings.

Only two Saturdays remained available between the meeting date and December 26, indicating strong bookings for the remainder of the year.

2. **Damaged Kitchen Shutter** - A recent nonresident wedding caused damage to a shutter hinge in the kitchen. The renter acknowledged responsibility. Chelsea will obtain a repair estimate before determining the amount to be withheld from the security deposit.

A temporary table was placed against the shutter to prevent it from falling until repairs can be completed.

3. **Angel Point Landscaping** - Chelsea again raised the need to place additional river rock over an exposed section of landscaping fabric at Angel Point.

David stated that the Board should coordinate the rock placement with the broader landscaping plan being prepared by Tom's Tree Place. Chelsea clarified that the request involved filling an existing gap in the current rock landscaping rather than redesigning the area.

4. **Food Trucks** - Chelsea reported that a food-truck operator had contacted her about serving the community and potentially addressing the Board.

The Board determined that a formal presentation was not necessary. Chelsea will direct the operator to Rhonda, who coordinates food-truck scheduling.

The Board discussed declining community participation in food-truck nights and the increased cost of food-truck meals. Members agreed that operators may still be allowed to try serving the community, but the POA would not necessarily assume responsibility for promoting each business.

Improved signage was suggested when a food truck is scheduled.

5. **City Use of the Ranch House** - Chelsea asked for clarification regarding fees charged when the City uses the Ranch House.

The Board recalled that the proposed agreement allowed the City and its departments to use the building a limited number of times each year without paying a rental fee, provided the City paid the **\$250 cleaning fee**. The number discussed was approximately 10 uses annually in exchange for mowing or other services.

Because the agreement had not been finalized or provided to Chelsea, Marianna agreed to locate the document and confirm the terms. City departments were understood to include the library, fire department, police department, and other municipal functions.

6. Ranch House Rental Rates

a) Ashley presented proposed changes to Ranch House rental rates.

(1) Nonresident Rental Rates

Ashley moved to approve the following nonresident rates:

- Monday through Thursday: **\$2,000 per day**
- Friday through Sunday: **\$4,000 per day**
- Two consecutive rental days: **\$5,000 total**
- Each additional rental day: **\$1,000**

Ron Boyd seconded the motion. The motion carried unanimously.

(2) Resident and Community Rental Rates

Ashley moved to approve the following resident rates:

- Small event with fewer than 75 guests: **\$750**
- Wedding or large event with 75 or more guests: **\$2,000**
- Additional setup day, available from 9:00 a.m. to midnight: **\$500**

The motion was seconded and carried unanimously.

The Board clarified that the additional setup-day rate applies to both small and large resident events.

(3) Security Deposits

Ashley moved to approve the following refundable security deposits:

- Resident small event: **\$500**
- Resident wedding or large event: **\$500**
- Nonresident event: **\$1,000**

Security deposits may be used to cover damage, missing property, excessive cleaning, or policy violations. Photos and a facility inspection will be completed at checkout.

Chelsea reported that approximately 95 percent of security deposits are returned in full and that she had not retained a full deposit in several years.

The regular cleaning cost is included in the rental rate. Renters may be charged for excessive cleaning if they fail to complete the end-of-event checklist, remove trash, or clean significant spills.

Required security personnel are paid separately and are not included in the Ranch House rental rate or refundable security deposit.

The motion was seconded by Ron Boyd and carried unanimously.

D. Pool Report

1. Report Pool - Monica Nowlin reported that the pool was operating well and that no significant concerns required Board action.

E. Police Department Updates

1. No Report

F. Fire Department

1. Report - The Fire Department representative reported that the department's vehicles and equipment were operational, including a newer truck that was ready for service.

Residents were advised that abundant spring rainfall had produced significant vegetation that was now drying. This had substantially increased wildfire danger, particularly to the north and west.

Residents were reminded:

- Not to conduct outdoor burning;
- Not to discharge fireworks; and

- To use caution with any activity that could create a spark or fire hazard.

A question was raised regarding a possible fall cleanup event.
Coordination would be handled through the City and Fire Department.

G. City Hall Announcements

1. No Report

VIII. New Business

IX. Homeowner Q & A

- A. Phyllis Lutrick reported concerns about dead trees, branches, and other combustible debris located immediately beyond the western fence line on property associated with Buffalo Springs Lake.

The accumulation was described as a potential wildfire hazard because a fire could spread toward Ransom Canyon homes.

The Fire Department representative stated that vegetation clearing along the area had been an ongoing issue. The Texas A&M Forest Service had assisted with cleanup efforts in the past and may be contacted again.

The Board agreed that any formal request should be coordinated city-to-city. Informal contact may be made initially to determine the appropriate process, followed by official communication between the municipalities if needed.

X. Adjournment

- A. Following adjournment, the Board entered executive session to discuss contractual and compensation matters. No additional open-session vote was announced following the executive session.

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. Causeway repair ✓
- S. Taxes are caught up and filed for 2020-2025 ✓
- T. Clear dead trees from island and replanting two trees
- U. Turf on Angel Point needs to be replaced
- V. Schedule a quarterly Board work day
- W. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
- X. Meadow Bridge is in need of Repair
- Y. Get our Non-Profit status back
- Z. Deterioration of the island - retaining walls
 - AA. Retaining wall around the island needs rock repair
 - 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