

Ransom Canyon Property Owners Association
Board Meeting Minutes
Tuesday, June 2, 2026
The Ranch House
Time 6:30PM

- I. Call to Order at 6:30pm
- II. Prayer
- III. Introduction and Roll call of Directors, Proof of Quorum
 - A. **Present:** David Riley, Judy Laney, Ashley Hougland, LaRue Hand, Ron Boyd, and Marianna Willingham.
 - B. **Absent:** Clay Fowler
 - C. A quorum was established. David announced that Clay Fowler has resigned from the Board, and the POA will be seeking a new Board member.
- IV. Proof of notice of meeting
 - A. Notice was posted on the POA website and signs were posted in the community.
- V. Approval of minutes of April and May meetings
 - A. The April and May minutes were published on the website.
 - B. David Riley made a motion to approve the April minutes. Judy Laney seconded and the motion to approve April minutes carried.
 - C. Judy Laney made a motion to approve the May minutes. David Riley seconded and the motion to approve April minutes carried.
- VI. Report of Officers
 - A. **President's Report - David Riley**
 1. Ransom Ranch
 - a) David reported progress with the finance company now managing Ransom Ranch. Doors and locks are being installed, no-trespassing signs will be posted, broken windows will be reported to police, and bids are being gathered to clean up and secure the properties. Phyllis Lutrick reported that an appraiser is reviewing the property and that incorporation into the POA is being discussed.
 2. Projects
 - a) Pool and Pump House
 - (1) The pump house has been enclosed, a concrete floor was poured, sand filters and valves were replaced, and the heater replacement is pending. Adrian Mora Garcia will clean and maintain the pool twice weekly year-round. Lift pumps were replaced with help from Corey and city staff, saving significant expense.
 - b) Ranch House

- (1) Tree planting is pending. Ceiling tile replacement remains under consideration but may be delayed due to rental activity.

c) Island

- (1) Concrete is being placed to stabilize erosion around the island. A chain and no-trespassing sign will be placed at the island entrance from 12:00 AM to 6:00 AM. Signage will also be added regarding required stickers for motorized watercraft.

B. Vice President's Report - Clay Fowler

1. Clay coordinated Earl's Plumbing to restore water services after valve failures and RPZ issues. Water was restored temporarily with permanent repairs scheduled.
2. Clay submitted his resignation from the Board on May 23, 2026.

C. Treasurer's Report - Judy Laney

1. Financial Report
 - a) Judy reported approximately \$311,000 in the bank and net operating income of \$31,687.05 year-to-date through May. Pool memberships totaled approximately \$15,290, with 54 passes sold so far. Past-due POA dues are being followed up on. Beginning with the next billing cycle, dues will be billed earlier so they are due January 1, with late fees to be addressed after filing amendments.

D. Secretary's Report - Ashley Hougland

1. Ashley reported that help is needed to take over the monthly Echo. She has automated reminder emails going out to contributors and is willing to train a volunteer or discuss outsourcing.

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

1. Marianna tabled discussion of bylaw amendments, fees, and fines until amendments are filed with the county. She reported that short-term rentals are prohibited by the deed restrictions and recommended sending cease-and-desist letters to known short-term rental properties.
2. Ron Boyd made a motion to send cease-and-desist letters to known short-term rental operators. Marianna seconded. Motion carried unanimously.

F. Officer #2 - Ron Boyd

1. No Report

G. Officer #3 - LaRue Hand

1. No Report

VII. Report of committees

A. Chapel

1. The Chapel reported that Jim Key will speak on June 14 at 10:10 AM. A five-day club/Vacation Bible School will be held the week of July 13 from 6:00 PM to 8:00 PM with a light dinner.

B. Events committee

1. The garage sale was reported as successful with no major traffic issues. The next committee meeting will be June 28. Food trucks are being coordinated, including Riversmith on the following Monday. Garden Club will meet June 30, with a possible guest speaker from the Forest Service. July 4 activities and volunteer needs were discussed.

C. Ranch House Report

1. Chelsea reported 12 rental days and 10 total events in the prior month, including several weddings and parties. The upcoming month currently has four events. A rental report was provided showing resident and nonresident rentals for 2026.

D. Pool Report

1. Report Pool
 - a) The pool is open and improvements are ongoing. Two library pool pass winners were announced. Tree branches damaged by storms were removed.
2. Prices of Day Passes
 - a) Guest Day Pass (Pool Membership Guests) — \$5
 - b) Nonresident Day Pass (without a Pool Membership Holder) — \$20

E. Police Department Updates

1. Report

F. Fire Department

1. July 4 activities were discussed. Buffalo Springs fireworks will be July 3, with a watch party at the Ranch House. The parade will begin around 9:30 AM on July 4 near the firehouse. A barbecue lunch will be served, with tickets starting at \$15. The children's fishing tournament will be July 5, with prizes and burgers/hot dogs for donations. The fire department was recognized for recent wildfire and medical response efforts.

G. City Hall Announcements

1. The city will donate July 4 T-shirts. Children may decorate T-shirts at the library on July 2. Remaining shirts will be distributed at the pool and on July 4.

VIII. New Business

- A. A motion was made by Ashley Hougland to rent half boat slips for \$300 per year. Ron Boyd seconded. Motion carried. Marianna abstained from the discussion due to her boat occupying one of the half slips.

- B. A motion was made to purchase a large slip-and-slide, under \$300, for a July 4 raffle/fundraiser. Motion carried.
- IX. Homeowner Q & A
 - A. Homeowners discussed Ransom Ranch development, lot sizes, deed restrictions, short-term rentals, dues collection, liens, title company communication, island trespassing, and lake access enforcement.
- X. Adjournment
 - A. David Riley made a motion to adjourn. The meeting adjourned at approximately 7:50 PM.
- XI. Executive Session
 - A. Filing of amendments
 - B. A standardized fee schedule is needed so all organizations are treated consistently.
- XII. 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. Turf on Angel Point needs to be replaced
 - S. Schedule a quarterly Board work day
 - T. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - U. Meadow Bridge is in need of Repair
 - V. Get our Non-Profit status back
 - W. Causeway repair
 - X. Deterioration of the island - retaining walls
 - Y. Retaining wall around the island needs rock repair

- Z. River Rock @ Angel point needs to be replaced
 - AA. Ranch House Pillars - rock repair
 - BB. Rocks around the building need replacing and cleaning.
 - CC. Dimming Lights around the island
 - DD. Clear dead trees from island
 - EE. Replace Round tables and rectangle tables that are broken. Trash broken tables.
 - FF. Brookhollow bridges need to be repaired
 - GG. Art or Pavillon in the Rock Garden
 - HH. Grooms Suite
 - II. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.
- XIII. Committee
- A. Strategic finance committee - provide affordable amenities
 - B. Bylaws committee - we now have two volunteers
 - C. Fundraising activities