

Ransom Canyon Property Owners Association
Monthly Directors Meeting
March 1, 2021

Agenda

6. Call to order
7. Roll call of Directors; proof of notice of meeting.
8. Reading/approval of minutes of last Meeting.
9. Reports of Officers/Board:
 - Annual Meeting April 5th
 - Election
 1. Expiring Terms
 1. AH is term is up and will not be running for re-election
 2. Vance?
 3. I'm not sure who is the other board member or if there is one?
 2. Public announcement
 3. Deadline for applications
 4. Online voting available
 - POA Dues
 1. If checks are mailed in, we need a receipt system in place for these people.
 2. If the invoices are paid online then invoices go to the POA email and can be verified through there. The resident also has the option to download receipt once invoice is paid online.
 3. Recommend that no matter what invoices get mailed and emailed. Email addresses change and residents change and sometimes the tax roll does not reflect the new owners. This has been a big issue this year.
 - New logo is being designed for Ranch House – status update from Erin Cargile
10. RC Entrance - updates and proposals.
 - Proposal for trees – ideas for hedge along the south side. All the below are moderate to fast growing, deer resistant, and zone 7
 1. American Pillar Arborvitae, Chinese Juniper, Skyrocket Juniper, and Green Columnar Juniper. Just some options for a hedge. I would pick one variety and mass plant depending on mature width of each tree depends on how many we would need.
11. Reports/updates on community events, venue, and other items:

- Pool activity
- Venue/wedding activity Attached report and discussion - Marti Greer:
- Venue rentals
- Ranch House Update (Maintenance Items)
 1. New floors
 2. Rental updates
 3. Advertising/Expo Info
 4. New ranch house manager
 1. Rental contract has been sent out for review – Update form Erin?
 2. Security Contract
 3. Ranch House Manager - Job Description and Details needs to be included with the Manager’s contract and need to review so everyone knows expectations
 1. Compensation \$400/mo and 10% commissions on rentals (does not include cleaning or security fee)
 4. Cleaning Contract
 1. Post Wedding – Flat rate \$100(4 hours) if cleaning goes over then additional charges will come out of deposit
 2. Are non wedding non resident parties any cleaner? Discuss flat rate of \$50 (2 hours) or should we just make all cleaning a flat rate and if it takes longer than 4 hours to clean regardless of even then it’s taken out of deposit?
 3. Resident non wedding rentals will self-clean
 1. Self-Cleaning Guidelines for Non Wedding Resident Rentals – Chelsea is fine tuning
 5. Ask Chelsea about smoking/cigarette disposal towers. We used to have them, but I think we need new ones.
 6. Ranch House Phone Status – Chris was going to talk to Wendy
 7. Need to discuss and vote on – The expectation is that residents have the option to rent 1 weekend a month. So, should we standardize, that residents may rent the first weekend of the month for an event? If that doesn’t work because it’s already rented, or they want another weekend then they will need to pay full price. The first weekend of the month will be held until 6 months out. If it is not rented prior to 6 months then it becomes open to public rental. We also could just say 1 weekend a month can be rented to a resident and if it’s already rented to a resident for that month and resident wants to book in that same month on a different weekend then they pay full price?

8. POA events are separate from the above. The POA gets one weekend a month reserved in advance. The Events Committee will let Chelsea know what weekends have been decided on and need to be marked off the calendar.
9. An inventory needs to be completed on all things Ranch House (chairs, tables, cleaning supplies, furniture, etc.)

5. Wish List

1. Chandeliers
 2. New white (sturdy) outdoor chairs/ New indoor neutral chairs
 3. Bridal suit art
- Boat slip rentals – Chelsea set up at 1pm in the Ranch House to sell boat slips - tentative date March 13th. Rentals are from March 15th to 15th annually. In the past it's done on a Sunday at 1pm.
 1. Vote on pricing. Currently \$600/yr
 - Community events - Georgette McPherson or Val Meixner:
 1. Report on other upcoming events.
 1. Star Party
 2. RCVFD Pancake Breakfast
 3. Canyon Clean Up
 4. Garage Sale

12. Other property improvement activities or status

- Bridge Update
- Boat dock update
- Conservation Club activities
- Brookhollow pump
- Light by boat docks is going out. AH called SPEC and they are supposed to come out this week and fix it.
- Stocking the lake – donations?

13. Additional items raised by residents/New business

14. Adjourn