

Ransom Canyon Property Owners Association
Board Meeting Agenda
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:**
 - B. **Absent:**
- IV. Proof of notice of meeting
- V. Approval of minutes of August
- VI. Report of Officers
 - A. **President's Report - David Riley**
 - 1. Projects
 - a) Status Tree Planting
 - b) Status of Ceiling project update. Do we have a date set?
 - c) Status of Angel Point rock replacement
 - d) Ransom Ranch Construction update
 - B. **Vice President's Report - Ron Boyd**
 - 1. No Report
 - C. **Treasurer's Report - Judy Laney**
 - 1. July Financial Report
 - 2. Budget vs. Actual
 - 3. Delinquent POA Dues Update
 - 4. Tax/nonprofit status update
 - D. **Secretary's Report - Ashley Hougland**
 - 1. Echo Newsletter Volunteer Update
 - E. **Parliamentarian - Marianna Willingham**
 - 1. Deed restriction enforcement -Second reading and vote on fees and fines
 - 2. Vote to establish late fees for POA dues
 - 3. Ransom Ranch - vote on annexation
 - F. **Officer #2 - Susan Mullanax**
 - 1. No Report
 - G. **Officer #3 - LaRue Hand**
 - 1. No Report
- VII. Report of committees
 - A. **Chapel**
 - 1. Report

B. Events committee

1. Report

C. Ranch House Report

1. Rental activity
2. Revenue update
3. Outstanding rental balances
4. Facility improvements
5. Rental fee proposed increase and approval
 - a) Residential
 - b) Non-Residential

D. Pool Report

1. Report Pool

E. Police Department Updates

1. Report

F. Fire Department

1. Report

G. City Hall Announcements

1. Report

VIII. New Business

IX. Homeowner Q & A

X. Adjournment

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. Retaining wall around the island needs rock repair
 - U. Clear dead trees from island and replanting two trees
 - V. Turf on Angel Point needs to be replaced
 - W. Schedule a quarterly Board work day
 - X. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - Y. Meadow Bridge is in need of Repair
 - Z. Deterioration of the island - retaining walls
 - AA. River Rock @ Angel point needs to be replaced
 - BB. Ranch House Pillars - rock repair
 - CC. Rocks around the building need replacing and cleaning.
 - DD. Dimming Lights around the 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.
- XII. Committee
- A. Strategic finance committee - provide affordable amenities
 - B. Bylaws committee - we now have two volunteers
 - C. Fundraising activities