

Ransom Canyon Property Owners Association
Board Meeting Agenda
Tuesday, April 7, 2026
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, Bryan Gaddis, and Marianna Willingham.
 - B. **Absent:**
- IV. Proof of notice of meeting
- V. Approval of minutes of preceding meeting
 - A. Moved to approve
 - B. Seconded
 - C. All in favor
- VI. Report of Officers
 - A. **Annual Meeting Intro - Ashley Hougland**
 1. Since there are many of items on the ballot and lots of questions, and we look forward to those questions, we are limiting speaking time to 3 minutes.
 - B. **President's Report - David Riley**
 1. Ransom Ranch
 2. Projects
 - a) Roof repair - \$3000
 - b) Gutters - \$3250.00
 - c) Removal and installation of the commercial weatherstripping and commercial door sweeps on all five doors and adjustment of the doors for proper closing - \$1650.
 - d) Ranch House repairs
 - e) New Dumpsters
 3. Car Show
 - C. **Vice President's Report - Bryan Gaddis**
 1. No Report
 - D. **Treasurer's Report - Judy Laney**
 1. Capital Improvements expenditures
 2. Income Statement and expenses for the preceding period
 3. Variance report
 4. Delinquency report
 5. Assessment collections

6. 2026 Budget Proposal - Ballot Item

E. Secretary's Report - Ashley Hougland

1. As requested we mailed out notifications of the Annual POA meeting. Postcard printing and mailing cost \$492.35
2. Mariann motioned to appoint an Election Oversight Committee for tabulation and certification of the Annual Meeting votes. David seconded and the Board unanimously voted to approve the establishment of an election Oversight Committee.

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

1. Short-term/long-term rentals
2. Legality of raising dues

G. Officer #2 - Clay Fowler

1. No Report

H. 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. Bookings
2. Boat slip rental renewal
3. Replacing round and rectangle tables

D. Pool Report

1. Pool closed

E. Police Department Updates

1. Report

F. Fire Department

1. Report

G. City Hall Announcements

1. Boat and personal watercraft registration with the city

VIII. Introduction of the Candidates to the Members (President)

A. Clay Fowler

B. La Rue Hand

C. We need one more volunteer to fill the vacancy. Are there any members from the floor who would volunteer to serve on the Board?

IX. Presentation of the Ballot Items to the Members (President)

A. Vote on propositions regarding amending our deed restrictions - all proposed supplements relate to rental & leasing rules in Ransom Canyon

- B. Before you leave please cast your vote. The Election committee will count the votes tonight.
- X. New Business
 - A. Board signs conflict of interest agreements
 - B. Secretary to file the annual documents with the state with new board.
- XI. Homeowner Q & A
- XII. Adjournment
- XIII. 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. Turf on Angel Point needs to be replaced
 - P. Spray foam insulation in Ranch House
 - Q. Schedule a quarterly Board work day
 - R. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - S. Meadow Bridge is in need of Repair
 - T. Get our Non-Profit status back
 - U. Causeway repair
 - V. Deterioration of the island - retaining walls
 - W. Retaining wall around the island needs rock repair
 - X. River Rock @ Angel point needs to be replaced
 - Y. Ranch House Pillars - rock repair
 - Z. Rocks around the building need replacing and cleaning.
 - AA. Dimming Lights around the island
 - BB. Clear dead trees from island
 - CC. Replace Round tables and rectangle tables that are broken. Trash broken tables.
 - DD. Brookhollow bridges need to be repaired

EE. Art or Pavillon in the Rock Garden

FF. Grooms Suite

GG. Permanent building for pool equipment, pool storage, concessions, new restrooms, etc.

XIV. Committee

A. Strategic finance committee - provide affordable amenities

B. Bylaws committee - we now have two volunteers

C. Fundraising activities