



RANSON CANYON POA ANNUAL MEETING 2026

MEMBERS BALLOT

Name: _____

Address: _____

Number of Lots Owned: _____

I. Proposed Amendments to the Bylaws

Only the amendments passed by a majority of a quorum of the members, will be incorporated into the bylaws and the bylaws will stand as approved by the members.

The Board of Directors submits for your vote the following Amendments to the Bylaws. Below each proposed amendment check whether you approve or disapprove of the amendment.

1. The Board suggests that if the POA or Board wants to hire a management company or POA manager in the future, that decision should be put to a vote at an open meeting of the members. Thus, the Board suggests adding that language under the section "Actions Requiring Vote by Members" as follows:

Actions Requiring Vote by Members:

- (1) Increases in assessments
- (2) Levying of Special Assessments
- (3) Lending or borrowing money
- (4) The adoption or amendment of a Dedicatory Instrument
- (5) The approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than ten percent (10%)
- (6) The sale or purchase of real property
- (7) The construction of capital improvements other than the repair replacement, or enhancement of existing capital improvements
- (8) Designated donations on new projects
- (9) Use of Reserves
- (10) **Hiring a Management Company for the POA or a POA Manager**

If you agree with this addition to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**



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2. The Board suggests adding clarity to the Board's ability to levy and collect the assessments, fees, and fines due to the Association. Article X of the current bylaws gives the board the authority to levy a fine for a violation of the governing documents. Thus, the Board proposes amending Article IV "Powers and Duties of the Board of Directors" paragraph 1, G. to add the language as shown below in red:

G. To levy and collect the assessments applicable to the Association, **including regular assessments, special assessments as approved by the members, transfer fees, resale certificate fees, late fees, and fines for violations of the deed restrictions or other governing documents;**

If you agree with adding this language to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**

3. For many years, the Association has collected transfer fees when a property is bought and sold in the subdivision. The amount of the current transfer fees was approved by the members at the 2018 Annual Meeting. The Board suggests adding clarity to the Board's ability to levy and collect the transfer fees and resale certificate fees applicable to the Association. This would amend Article XIII, paragraph 1, to add the language as shown below in red:

The sale and transfer of a homesite lot within Ransom Canyon shall automatically transfer membership in this Association from the former Owner to the new Owner as to such lot so transferred. No further evidence of change of ownership of membership in this Association shall be necessary. **The Board of Directors, in their discretion, shall set the transfer fee, and the resale certificate fee, to be collected by the Association in conjunction with the transfer of membership, and will post those fees on a website maintained by the POA. The Board may change the transfer fee or resale certificate fee at a regular or special meeting called for that purpose, so long as it is an open board meeting and the members have been notified in accordance with these bylaws.**

If you agree with adding this language to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**



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4. The Board suggests that the elected Board of Directors should be able to amend the Bylaws as long as it's for the limited purpose of adding clarity or updating to conform with changes in the law. In the section of the Bylaws dealing with Amendments to the Bylaws (Article XIV, Paragraph 1), the Board would like your vote to add the following, as noted in red:

These Bylaws may be amended, at a Regular or Special Meeting of Members, by a vote of a majority of a Quorum of the voting lots present in person or by Absentee Ballot; provided however, that those provisions of these Bylaws which are governed by the Articles of Incorporation of the Association or the Deed of Restrictions for Ransom Canyon may not be amended except as therein provided or as allowed by law. **In addition, the Board of Directors may vote to amend the Bylaws, at a Regular or Special Meeting of Members, by a vote of a majority of a Quorum of the Board Members present if the amendment is strictly to clarify the Bylaws without making a substantive change or to update the Bylaws to conform with changes in the laws.**

If you agree with this addition to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**

5. Currently, the Board consists of seven directors, and not all positions have clearly defined roles. This amendment helps assign meaningful responsibilities without increasing the size of the Board.

The Board suggests adding a parliamentarian position to the list of officer positions on the Board of Directors. This would include amending Article V, paragraph 1, to add "Parliamentarian" as shown below in red, and adding a description for the duties of that officer role in Article V, paragraph 3, as shown below:

3. Officer Positions: The Officer positions of this Association shall be:

- A. President
- B. Vice President
- C. Secretary
- D. Treasurer
- E. Parliamentarian**

E. Parliamentarian:



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The Parliamentarian serves as the primary advisor to the President and the Board on matters of parliamentary law and meeting procedure. The Parliamentarian's role shall serve in an advisory capacity to assist with meeting procedures, interpretation of governing documents, and compliance with applicable laws. He or she shall not make rulings or decisions on behalf of the presiding officer.

The position of Parliamentarian shall retain all rights and responsibilities of a Director, including voting rights, and shall be counted for purposes of a quorum.

The presiding officer retains the final authority to rule on all questions, subject to appeal as provided in these Bylaws and in Robert's Rules of Order, Newly Revised ("RONR").

The Board will generally follow the procedures outlined in RONR when conducting meetings. However, those rules only apply if they do not conflict with Texas law, the community declaration, the articles of incorporation, these bylaws, or any special meeting rules adopted by the board. The parliamentarian's role is to help interpret these rules and advise the board on how they should be applied.

The Parliamentarian shall:

- Advise the President and the Board on the proper application of RONR and the Association's governing documents during meetings;
- Provide procedural guidance to ensure fair, efficient, and orderly conduct of business at Board and membership meetings;
- Assist the President and other Board members in meeting preparation, including review of agendas, motions and other processes affecting parliamentary order;
- Maintain familiarity with RONR, these Bylaws, the deed restrictions and other rules adopted by the Board; and
- Perform additional duties concerning parliamentary procedure, such as training or orientation for new board members or committee chairs, as needed or directed by the President.

If you agree with adding the Parliamentarian officer role to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**



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6. Currently, a Board Member can serve two consecutive 2-year terms (i.e., a total of 4 years) and then must sit a year out without running again. However, sometimes a Board seat becomes vacant during the year, and the election at the Annual Meeting is still a long way off. In that situation, the remaining Board Members have the burden of filling that vacancy on the Board. The current bylaws limit the Board's ability to fill vacancies with competent members who are willing to serve. Thus, the Board recommends adding language to Article III, paragraph 9, as follows in red:

9.Vacancy: If a vacancy exists, an eligible successor shall be appointed by the board within thirty (30) days **without any regard to the maximum consecutive term rule in Article III, 5. B. In other words, a prior board member may be appointed to fill a vacancy even if that board member has not sat out a full year yet.** The named successor shall fill the unexpired term of the vacant position.

If you agree with this addition to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**

7. The Board suggests adding the following language on Board "work sessions" in Article III, paragraph 6, D., to track the language in Texas Property Code 209.0051(h):

Nothing herein shall limit the board from having work sessions as long as those sessions do not involve taking a vote on the matters listed in this section, and as long as each board member is given a reasonable opportunity to express the board member's opinion and vote. Any action taken without notice to the members must be summarized orally at the next open meeting, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next open meeting.

If you agree with this addition to the Bylaws, mark "approve" below.

_____ **Approve** _____ **Disapprove**

8. The Board suggests amending Article II Paragraph 1 to update the time of the Annual Meeting from 7:30pm to 6:30pm.



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If you agree with the change to the Bylaws, mark “approve” below.

_____ Approve _____ Disapprove

II. Proposed Amendments/Supplements to the Deed of Restrictions

Only the amendments passed by 67% of the members will be incorporated into the Deed of Restrictions and filed of record with the Lubbock County Clerk.

The Board of Directors submits for your vote the following additional restrictions to be added to the Deed of Restrictions. Below each proposed amendment check whether you approve or disapprove of the additional restriction.

The Deed of Restrictions on file with the Lubbock County Clerk already prohibits short-term rentals in paragraph 3 of the original Deed of Restrictions stating that no residence or lot may used as “a hotel, tourist cottage or cottages or as places of abode for transient persons.” [That inherently includes a prohibition on Airbnb, VRBO, and the like.]

The Association is not currently regulating long-term rentals, and members have expressed concerns that the growing number of long-term rentals are affecting the property values of their homes and could lead to an overall decline in the quality and upkeep of residences in our neighborhood. **Thus, the Board is suggesting the following amendments or supplements to the Deed of Restrictions:**

1. **Minimum Lease Term**

If a property owner desires to rent his or her property, it must be a “long-term rental” meaning that the rental agreement must be for at least **12 months**. The minimum term of any renewal thereof must be at least **12 months**.

If you agree with this addition to the Deed of Restrictions, mark “approve” below.

_____ Approve _____ Disapprove

2. **Rental Cap for the Subdivision**



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Ransom Canyon shall have no more than 20 long-term rental units in the subdivision at any given time. The Association will maintain a current list of the rental units in Ransom Canyon to ensure that the neighborhood does not exceed 20 long-term rental units.

If a property owner desires to rent his or her residence, the owner must get approval from the Board of Directors prior to using the residence as a long-term rental, must be current on all assessments, and must not have any outstanding violations. The Board may not unreasonably withhold approval but must decline the request if it would put Ransom Canyon over the 20 long-term rentals limit.

The Association will maintain a waiting list of Owners desiring to lease their homes on a first come, first serve basis. To be placed on this waiting list, an Owner (a) must be current on his or her assessments, and (b) must not have any outstanding violations or must cure all outstanding violations before being placed on the list.

If you agree with this addition to the Deed of Restrictions, mark “approve” below.

_____ **Approve** _____ **Disapprove**

3. **Rental Cap for Property Owners**

A property owner may own only three (3) rental units in the subdivision at one time. “Property owner” is defined collectively to include you, your spouse, and all business entities owned by you and/or your spouse.

For example, if one rental unit is in the name of Spouse A; another rental unit is in the name of Spouse B; and a third rental unit is in the name of an LLC—that would be the 3 rent house limit for that family. An owner cannot bypass this rule by asserting that Spouse A gets 3 rent houses, Spouse B gets 3 rent houses, and each LLC gets 3 rent houses. It will be collective 3 rental units maximum for each single person or married couple, regardless of how the property is titled. The Association reserves the right to decline your rental request if they believe you or your family have reached your 3 rent house maximum.

If a property owner already has more than three (3) rental units at the time that these Supplemental Deed Restrictions are adopted, that property owner is not required to



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reduce the number of rental units they currently have; however, the property owner will not be eligible to apply to have any additional rental units in the subdivision. In addition, the property owner will still be required to register each lease in accordance with the terms herein, and the property owner's rental units will apply to the Subdivision's overall count for the rental cap for the subdivision.

If you agree with this addition to the Deed of Restrictions, mark "approve" below.

_____ **Approve** _____ **Disapprove**

4. **Initial Owner Occupancy Term**

A property owner must live in a residence for at least two years before he or she can apply to lease the residence as a long-term rental.

If you agree with this addition to the Deed of Restrictions, mark "approve" below.

_____ **Approve** _____ **Disapprove**

5. **Registration Required**

If approved as a rental unit, the property owner shall register each lease with the Association using the form provided by the Association. If no form exists, the owner shall register each lease by providing the Association with at least the following information: (a) the names of all tenants and occupants; (b) the tenant's telephone number; (c) the tenant's email address; and (d) the lease terms.

The Association may charge a lease registration fee set by the Board of Directors. The initial lease registration fee is \$250.00, which must be paid at the time of lease registration, and may be changed from time to time at the discretion of the Board of Directors at an open meeting. The initial lease renewal fee is \$150.00, which must be paid each time a lease is renewed, and that fee may be changed from time to time at the discretion of the Board of Directors at an open meeting.



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If you agree with this addition to the Deed of Restrictions, mark “approve” below.

_____ **Approve** _____ **Disapprove**

6. **Owner Responsibility**

The Owner remains liable for all assessments, duties, and communications relating to the rental unit and its occupants. The Association reserves the right to revoke an Owner’s rental approval if (a) the Owner fails to pay assessments or fines, or (b) the Owner fails to bring his or her property into compliance after receiving a violation notice.

If you agree with this addition to the Deed of Restrictions, mark “approve” below.

_____ **Approve** _____ **Disapprove**

7. **Use of Community Property and Amenities**

The Owner who does not occupy a residence in the subdivision is not entitled to use the community property or amenities if the residence is occupied as a rent house. Although the Owner has a general right to delegate to the lessee the Owner’s right to use common area amenities, the Association may condition the tenant’s use on (a) the Owner’s compliance with the Association’s governing documents, and (b) verification of the tenant on the Association’s list of registered leases.

Owners remain responsible for any damages to the neighborhood common property caused by tenants. The Association reserves the right to pursue the Owner and tenant in any legal action for damages.

If you agree with this addition to the Deed of Restrictions, mark “approve” below.

_____ **Approve** _____ **Disapprove**

8. **Fines and Enforcement**



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The Association reserves the right to assess fines and/or restrict use of the neighborhood common area, for any violations of these deed restrictions, in accordance with the Texas Property Code, the Association's Fines and Enforcement Policy, and all other governing documents. Fines assessed for violations are the responsibility of the owner.

If you agree with this addition to the Deed of Restrictions, mark "approve" below.

_____ **Approve** _____ **Disapprove**

III. The proposed budget for 2026

The 2026-2027 proposed annual budget of the Ransom Canyon Property Owners Association has been posted to the Association website. According to the current Bylaws, this proposed budget is subject to the approval of the Members of the Ransom Canyon Property Owners Association. The Board of Directors of the Association is putting forward the budget to the Members for a vote of the Members. The proposed budget reflects the uncertainties associated with the current economic outlook.

The Board anticipates revenues of \$248,600.00 and expenses of \$213,736.00

Does the voting member approve or disapprove of the budget as proposed?

_____ **Approve** _____ **Disapprove**

IV. Proposed expenditures over \$4,800

The Board proposes making the following capital improvements to the common property, which would be paid for from the Association's operating account. Each expenditure is likely to exceed \$4,800, which requires Member approval.

The Board of Directors recommends these improvements to enhance safety, functionality, and the overall appearance of the community.

The Board is requesting approval of a total project budget not to exceed \$50,000 to complete these improvements.



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Please indicate below your approval or disapproval of each proposed expenditure:

Enclosure of Pool Pump House	_____	Approve	_____	Disapprove
Turf/pavers for Angel Point	_____	Approve	_____	Disapprove
Trees for Angel Point	_____	Approve	_____	Disapprove
Foam Insulation for Ranch House	_____	Approve	_____	Disapprove
New Ceiling for Ranch House	_____	Approve	_____	Disapprove

V. Board Member Election

1. Please cast your vote to replace or re-elect the board member positions. The person elected will serve a 2-year term. There are **3** open positions on the Board. Write in candidates are allowed (*Please only write in candidates that you have confirmed are willing and able to serve.*) **You get 1 vote per lot.**

- Clay Fowler (Re-Elect)**
- La Rue Hand (Re-Elect)**
- Ron Boyd**
- _____

Regarding the above candidates, if you approve, mark “approve” below.

_____ Approve _____ Disapprove

2. The current POA Board, upon assuming their positions last summer, publicly committed to complete transparency and honesty, announcing that all board members would stand for re-election. The positions currently held by David Riley, Judy Laney, Marianna Willingham, and Ashley Hougland are included in this ballot, and each incumbent seeks to fulfill the remainder of their respective term.



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Regarding the above, does the voting Member approve or disapprove of the
aforementioned candidates continuing to serve on the board for the duration of the
remainder of the term (until April 2027)?

_____ Approve _____ Disapprove