

Ransom Canyon Property Owners Association
Board Meeting Agenda
Tuesday, May 5, 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:** David Riley, Judy Laney, Ashley Hougland, Clay Fowler, LaRue Hand, Ron Boyd, 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. **President's Report - David Riley**
 1. Annual Meeting Ballot passed
 - a) 2026 Budget was approved
 - b) Board members were approved
 2. Ransom Ranch
 3. Projects
 - a) Pump House
 - b) Ranch House
 - c) Island
 4. Car Show
 - B. **Vice President's Report - Clay Fowler**
 1. No Report
 - C. **Treasurer's Report - Judy Laney**
 1. Financial Report
 - D. **Secretary's Report - Ashley Hougland**
 1. No Report
 - E. **Officer #1 - Marianna Willingham (Acting Parliamentarian)**
 1. No Report
 - F. **Officer #2 - Ron Boyd**
 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. Report

D. Pool Report

1. Report Pool
2. Vote to improve increase in membership fees
 - a) Senior Citizen Couple Membership — \$250 (includes one key)
 - b) Family/Grandparent Membership — \$450
 - (1) Includes five (5) family members
 - (2) Additional members: \$75 each
 - c) Individual Membership — \$235
 - d) After-Hours Pool Key (Property Owners Only) — \$100
 - (1) One key per household
 - e) Guest Day Pass (Member Guests) — \$5
 - f) Nonresident Day Pass (without a Member) — \$20

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. Turf on Angel Point needs to be replaced
 - R. Schedule a quarterly Board work day
 - S. Replace ceiling tiles in the Ranch House - partial replacement
 - 1. We have discussed leaving them off the building or replacing them.
 - T. Meadow Bridge is in need of Repair
 - U. Get our Non-Profit status back
 - V. Causeway repair
 - W. Deterioration of the island - retaining walls
 - X. Retaining wall around the island needs rock repair
 - Y. River Rock @ Angel point needs to be replaced
 - Z. Ranch House Pillars - rock repair
 - AA. Rocks around the building need replacing and cleaning.
 - BB. Dimming Lights around the island
 - CC. Clear dead trees from island
 - DD. Replace Round tables and rectangle tables that are broken. Trash broken tables.
 - EE. Brookhollow bridges need to be repaired
 - FF. Art or Pavillon in the Rock Garden
 - GG. Grooms Suite
 - HH. 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