

Company/Department Name

Meeting Minutes

August 10, 2020

I. Call to order

KW called to order the regular meeting of the POA at 6:36 pm on August 10, 2020 at Ransom Canyon Ranch House.

II. Roll call

* conducted a roll call. The following persons were present: Chris Wortham, Kris Matherly (phone), Ashley Hougland, Bitsy Culberson, Vance Schutte, and Christie Underwood.

III. Approval of minutes from last meeting

* read the minutes from the last meeting. The minutes were approved as read.

IV. Open issues

- a) Review of Financial Position and report/Potential COVID Funds for revenue loss review submittal.
 - (a) Lot property dues are behind on 320 Lots
 - (b) \$3500 in rentals per month to catch up on venue rentals for 2020
 - (c) Repairs and maintenance with dock included we are over budget but without it we are under budget. Dock is considered Capital Improvement Expense.
 - (d) Lifeguard expenses are more this year because of COVID-we were open an extra day
 - (e) Our cash has gone down because of revenue, taxes, payroll, and regular expenses. We should see some grant revenue through the city. Property dues and venue rentals are needed. The city is going to submit the grants for us. We will see what will come through. 70% on the dollar. Maybe 21k.
- b) Former Real-estate office updates and discussion decision on disposition/maintenance. Status of Vote.

- (a) 102.3 Votes for Yes
- (b) 1 Vote for No
- (2) Vance has had some contractors coming into quote. Zero landscape and two planter boxes with drip and crushed granite pathways. Space will be left for waterfall. We are at least 90 days out. Carter also is working on a bid.
- c) Reports/updates on community events, venue, and other items:
 - (1) Pool activity – Monica Nowlin
 - (a) Pool memberships and utilization
 - (b) Maintenance needs – Pump replacement/controls and lifeguard stand. Monica will get quote on lifeguard stands. All the pumps are working. Solar heater is down. Waiting till next year on lifeguard stand.
 - (c) Pool operations and capacity
 - (i) Complaint and Review of Policies/Hours
 - 1. Booked for parties in August so pretty much no night-time swim.
 - 2. Next year if you have a POA sponsored memberships no after-hours keys.
 - (2) Venue/wedding activity – Heidi Wilson or Marti Greer:
 - (a) Venue rentals and utilization/Discussion on pending refund.
 - (i) Wedding venue price comparison
 - 1. Board needs to look at a price increase for non POA owners. Raising price \$500 and making even numbers. We need to consider an hour day before to do rehearsal. A preference would be to include that in the package or as an option. Day before they usually charge \$100/hr but Heidi suggests charging \$150 flat fee.
 - a. Kris motioned to voted to increase immediately. October to April increase to \$2500 and May thru September increase to \$3000 for non residents. Resident pricing stays the same. Bitsy seconded.

2. Non wedding resident rental is \$300, \$1500 for a wedding
 - (ii) Plumbing contact with Gibson Plumbing.
 - (iii) Boat slips – all are rented except for 1.
 - (iv) Heidi would like to work remotely
- (b) Ranch House Update/Maintenance Items
- (3) Other property improvement activities and requests
 - (a) Status update on wood bridge – 22 boards need to be replaced. \$0.50 for each screws and bolts. Material estimated \$412. Take 3 days. Dawson, one of the lifeguards has offered to repair the bridge. Labor \$300. – Not complete but almost.
 - (b) Repair of Boat docks
 - (i) Boat slips have started to collapse. There is some welding that needs to be done. Tracy Pounds said \$200 for one dock and then \$150 per dock after that to reinforce. That doesn't include the wood on top.
- (4) Community events – Georgette McPherson or Val Meixner:
 - (a) Report on upcoming events – Happy Hour on the island Aug 25th
 - (b) No city-wide garage sale
- (5) Additional items raised by residents
 - (a) Conservation Group
 - (i) John Hand President – They are tagging fish. Tagged fish have to be released back in. Bass, striper, catfish. They need support in contacting Tanyon or board members if there is a good quality fish caught so they can be tagged. Membership drive lake ransom canyon habitat conservation website to sign up. July to June membership. Donations are tax deductible. Dues \$100/yr. Quarterly meetings at the Ranch House.
 - (ii) Evan Stone board member
 - (iii) Rodney Lowry board member – They are tagging fish. Tagged fish have to be released back in. Bass, striper, catfish. They need

support in contacting Tanyon or board members if there is a good quality fish caught so they can be tagged. Membership drive lake ransom canyon habitat conservation website to sign up. July to June membership. Donations are tax deductible. Dues \$100/yr. Quarterly meetings at the Ranch House.

1. Boat ramp clean up
2. Clean up day to clean up the reeds towards the end of August.
3. August 18th 8am meeting is at 6:30pm
 - a. First meeting. Earlier that morning a biologist, Bob Lusk, will come out and shock the fish to survey what fish we have. He will judge the health of our lake. What kind of fish we have and some fish will be weighed and tagged. We have a algae problem in the spring and we want to make sure that doesn't happen again. Water samples will be done and we will be educated on what we need to do to make it better.
4. Evan – a lot of kids moving out here. Want to do water safety class. Eventually they will teach the class.

V. New business

- a) Update on Chapel Directory – They would like to us to do a full page, misc. expense (sponsorship) put on next month's agenda to vote on it.

VI. Adjournment

KW adjourned the meeting at time.

Minutes submitted by: Ashley Hougland

Minutes approved by: Chris W.