

RANSOM CANYON POA

2026 Annual Ballot Results — Online & Paper Ballots Combined

109 Online Submissions	4 Duplicates Removed	105 Unique Online Voters	190 Online Lot-Weighted Votes
---------------------------	-------------------------	-----------------------------	----------------------------------

Duplicate online submissions — earlier entry discarded, latest kept:

- Carol Criswell <ccriswell2@gmail.com> — submitted 3/31/2026 16:20:52
- Walker Sims <walkanne0630@icloud.com> — submitted 3/31/2026 19:31:34
- Thomas Sisters Land Company Simmons <kyra@englishnewsom.com> — submitted 4/7/2026 18:39:40
- Mick Dawson <micdawson@msn.com> — submitted 4/7/2026 18:53:36

Section I — Proposed Bylaws Amendments

Requires a majority (>50%) of votes cast to pass.

Item	Online Approve	Online Disapprove	Paper Approve	Paper Disapprove	Total Approve	Total Disapprove	%	Result
Hiring mgmt company requires member vote	146.5	43.5	63	9	209.5	52.5	80.0%	PASS
Levy/collect authority clarification	136.0	54.0	75	8	211.0	62.0	77.3%	PASS
Transfer fees clarity	127.5	62.5	65	11	192.5	73.5	72.4%	PASS
Board may amend bylaws for clarity/law	124.0	66.0	62	13	186.0	79.0	70.2%	PASS
Add Parliamentarian officer role	162.0	28.0	67	6	229.0	34.0	87.1%	PASS
Vacancy appointments ignore term limits	156.0	34.0	60	13	216.0	47.0	82.1%	PASS
Work sessions language	156.0	34.0	67	3	223.0	37.0	85.8%	PASS
Annual meeting time changed to 6:30 pm	181.0	9.0	66	3	247.0	12.0	95.4%	PASS

Section II – Proposed Deed of Restrictions Amendments

Requires 67% of votes cast to pass and be filed with the Lubbock County Clerk.

Item	Online Approve	Online Disapprove	Paper Approve	Paper Disapprove	Total Approve	Total Disapprove	%	Result
Minimum 12-month lease term	147.5	42.5	70	4	217.5	46.5	82.4%	PASS
Subdivision rental cap (max 20 units)	116.5	73.5	53	13	169.5	86.5	66.2%	FAIL
Owner rental cap (max 3 units per owner)	163.5	26.5	63	8	226.5	34.5	86.8%	PASS
Owner must occupy 2 yrs before renting	133.0	57.0	55	16	188.0	73.0	72.0%	PASS
Lease registration required	137.5	52.5	65	4	202.5	56.5	78.2%	PASS
Owner remains responsible for rental unit	172.0	18.0	67	4	239.0	22.0	91.6%	PASS
Community amenity use rules for rentals	169.5	20.5	58	3	227.5	23.5	90.6%	PASS
Fines and enforcement	167.0	23.0	58	10	225.0	33.0	87.2%	PASS

Section III – Proposed 2026-2027 Annual Budget

Item	Online Approve	Online Disapprove	Paper Approve	Paper Disapprove	Total Approve	Total Disapprove	%	Result
2026-2027 Annual Budget	180.0	10.0	61	7	241.0	17.0	93.4%	PASS

Section IV – Proposed Capital Expenditures (each >\$4,800)

Total project budget not to exceed \$50,000, paid from the Association's operating account.

Item	Online Approve	Online Disapprove	Paper Approve	Paper Disapprove	Total Approve	Total Disapprove	%	Result
Pool Pump House enclosure	175.5	14.5	59	4	234.5	18.5	92.7%	PASS
Turf/pavers for Angel Point	145.5	44.5	65	3	210.5	47.5	81.6%	PASS
Trees for Angel Point	149.0	41.0	65	3	214.0	44.0	82.9%	PASS
Foam insulation for Ranch House	163.0	27.0	68	0	231.0	27.0	89.5%	PASS
New ceiling for Ranch House	169.5	20.5	58	10	227.5	30.5	88.2%	PASS

Section V – Board Member Election

3 open positions, 2-year term, lot-weighted votes. Paper ballots recorded slate-level approval (68 approve / 0 disapprove); 68 votes added to each candidate's online total.

Candidate	Online Votes	Paper Votes	Total Votes
LaRue Hand	164.0	68	232.0
Clay Fowler	151.0	68	219.0
Ron Boyd	126.0	68	194.0

Section VI – Audit / Incumbents Continuing to Serve

Incumbents: David Riley, Judy Laney, Marianna Willingham, Ashley Houglant — positions continue until April 2027.

Item	Online Approve	Online Disapprove	Paper Approve	Paper Disapprove	Total Approve	Total Disapprove	%	Result
David Riley, Judy Laney, M. Willingham, A. Houglant	256.0	4.0	64	0	250.0	4.0	98.4%	PASS

Ransom Canyon Property Owners Association | 2026 Annual Meeting Ballot Results | All votes are lot-weighted (one vote per lot owned). Online: 109 received, 4 duplicates removed, 105 counted. Paper ballots: tallied separately and combined above.


Adam Behrke

Gayla Buxkemper
Gayla Buxkemper
Dawna Gillespie
Dawna Gillespie

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