Ransom Canyon Property Owners Association
Board Meeting Agenda
Thursday, December 1, 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**:
    B. **Absent:**
IV. Proof of notice of meeting
V. Approval of minutes of September
VI. Report of Officers
    A. President's Report - David Riley
        1. Projects
            a) Tree trimming and removal
                (1) Review 2 quotes, working on a 3rd quote
            b) Status of Ceiling project update. Do we have a date set?
            c) Ransom Ranch Construction update
            d) Side projects above $200 need to have approval from the board. We can't have expenses being turned in for pressure cleaning, rock moving, or pool cleaning for thousands of dollars and the board not knowing or being prepared for the expense.
            e) Notice of Short Term Rental Timeline
            f) Vote to approve pool management salaries
    B. Vice President's Report - Ron Boyd
        1. No Report
    C. Treasurer's Report - Judy Laney
        1. September Financial Report
        2. Budget vs. Actual
    D. Secretary's Report - Ashley Hougland
        1. No Report
    E. **Parliamentarian - Marianna Willingham**
        1. No Report
    F. **Officer #2 - Susan Mullanax**
        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. Rental activity
2. Revenue update
3. Outstanding rental balances
4. Facility improvements

D. Pool Report
1. Report

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. Replace pool heater, sand pumps, and hire a consistent pool cleaner ✓
R. Get our Non-Profit status back ✓

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