

RC POA Meeting-Annual Meeting

Date: 5/7/24

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Order of Business:

A. Roll call of Directors; Proof of Quorum

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

John made a motion to approve minutes.

Erin seconded.

Trey approved minutes from the previous meeting.

D. Report of Officers (1) Accounts and Reports as listed in Article 7 (2) Report of Annual Budget (3) Approval of Annual Budget

E. Report of committees

Budget - Melissa, treasurer was absent so no report

PD - James has attended a training in Levelland on a mass notification system that will be implemented in the canyon.

FD - Currently working on the county budget, Firewise will be before the Canyon Clean up 6:00PM at Ransom Canyon Fellowship. no report

Events - Canyon Clean-up will be May 18th, all participants asked to meet at pic-nic tables at 9:00AM to assign areas for clean up, residents with equipment such as chainsaws and loggers asked to bring these, City will pick up all trash the same day. Chemicals, tires and construction materials will NOT be picked up. City is providing 2 extra roll offs, one at the ranch house and one at the top. Kathy Moody has volunteered to do an art project making clay projects with kids in June and the event committee is asking to use the Ranch House and is requesting the cleaning fee. They will charge \$5 fee for all kids participating. Events will provide tarps to protect the floors. Val and Chelsea will set a date.

Chapel - No report

Ranch House - Chelsea would like permission to purchase Wi-Fi connected smoke alarms as if there is a fire. POA approved. Chelsea would like to purchase the light up exit signs. Discussion about possible security cameras. Mark Stripling contacted Chelsea about a fellowship luncheon using the Ranch House free of charge or at a

discounted rate. Agreed to raise rates for weddings by \$500 April through October. Agree to purchase an AED box for the Ranch House.

Pool - Agree to purchase an AED for the Pool. Monica would like the pool to be financially independent of the POA. She presented on chemical costs increasing. She would like to raise rates to \$375 for a family and \$75 extra for the key, \$250 for a senior and this includes the key, \$200 for an individual. \$10 for non members per person per day. Sponsored memberships will cost \$100 more. Monica has requested chairs and her own ice cream cooler as well so that she can keep snack costs down. John made a motion to pass pool increase and purchase chairs and an ice cream cooler (\$550), Trey seconded the motion. Small gas leak to be fixed tomorrow. Monica would like to choose who she uses to make pool repairs and the board agreed. Ashley Hougland will have some shirt and Koozies made as a fundraiser for the pool.

City - No report

F. Election of directors (if at an Annual Meeting or Special Meeting called for that purpose)

G. Unfinished business

- If you have POA documents from previous years, please bring them to the next POA meeting.
- Phyllis Lutrick-house on 2 lots, how much does POA collect for transfer?, tax office says \$500 per lot, Phyllis said \$1500 for house, 2 vacant lots adjoined only \$500 if sold to same person.

Executive session needed for raising or changing fees.

- Storage Building for POA property needed.
- Quannah Parker Trail arrow-best location - Meadow is not good as people looking will be trespassing, City owns the park - POA will ask this at city about placing it at the park. Size is an issue with some locations
- Memorial bricks-\$200 per brick. Which board member will take on this task?
- Update on AED in Ranch House - Approved
- Chain across boat ramp

H. New business

New air conditioning units for the Ranch House. Repairs are not a viable option as it may not work and they are already 15 years old. For 2 units that are broken is \$19,000 but this may not be the best option as all units are old. POA has gotten 2 bids and is seeking a 3rd. There is additional cost for installation as well and if only 2 units are replaced then POA will have to pay the install cost again. All 5 units installed will be about \$45,000. Discussion about a special assessment to pay for all or part of the A/C

cost. John is making a motion to seek a special assessment to cover the A/C costs, LaRue seconded and board agree. All residents in attendance were in agreement as well. POA will call a special meeting to address the cost and special assessment

Meeting with attorney and builder for Ransom Ranch, Trey was present. They are now aware they are not members of the POA. Discussion during meeting about them being members of the POA as this is no longer a rental property but single family homes for sale. Builder has offered to use a lot for additional amenities that would be deeded to the Ransom Canyon POA if they are annexed. Discussion about pros and cons. 67% vote is what is needed to amend restrictions, NOT 100%. Discussion to be continued...

Trey presented having a 'Rules and Regulations' committee This would be a volunteer committee.

Allen Butler presented to add dirt to the meadow to reduce mosquito population in low lying areas where water is standing. Discussion about it being a possible protected wetland. Will follow up after it is determined this is not a protected area.

I. Adjournment

John motioned to adjourn the meeting.

Erin seconded.

Board voted to adjourn the meeting.

Time: 7:49PM