

Monthly RC POA Meeting

Date: 6/4/24

Time: 6:30 pm

Location: Ransom Canyon Ranch House

Order of Business:

A. Roll call of Directors; Proof of Quorum

Trey Tagert-President

Melissa Taggart-Treasurer

Haley Arteaga-Secretary

Bryan Gaddis

Erin Cargile

LaRue Hand

John Hodges-VP

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

Erin made a motion to approve minutes.

John seconded.

Board 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 Taggart

Wedding account \$148,075

POA account \$53,236

Reserve account \$95,

We must have 150% of assessment in reserve

PD-next year Events Committee will triangulate with PD as well as continuing with Fire Dept. to confirm route and time

FD-Pet Vaccinations 6/8 1-3pm at the Fire Dept., Fishing contest 7/6, burgers and hot dogs 7/6 dinner, 7/4 parade and BBQ lunch at noon (bring salad or dessert to serve neighbors), Buffalo Fireworks 7/6, City of Lubbock fireworks 7/4

Events-Georgette Mcpherson

Successful clean up day

Ron McWilliams thanked POA board for letting forest service onto property on Brookhollow

Forest service wants more time to work on Brookhollow to clean up easement more, salt cedars in the meadow, and behind Auld's (city property)

6/8-Multi Family Garage Sale 8am-5pm

Kite Day, Free Popsicles, Pickleball, and start of summer reading program at the library

6/10-Yoga 7:30 pm, \$10 per person (cash or venmo)

6/15-Bird Walk 8:30am at the chapel

Star Party at dark in the meadow

6/22 and 6/29-Kids Clay Craft Event from Kathie Moody, \$5 make a craft day 1, and paint it at 2nd day

6/30-Events Meeting

Bob Bellah would like to see July 3rd be proclaimed as 1st responders day thanking them, Val talked to city to make official proclamation

James-national 1st responders day in Oct.

Chapel-Garden Party 50 in attendance

Ranch House-tree cut down on back patio, planters and plants added, Hill Grant coming to see what we can plant 3-4 choices of trees, plant in fall, 1 tree by pool dying, cracks in island where were losing island

4 events in 1 wk

Pool-Monica Nowlin

86 passes sold, concessions \$900, Thanks Leslie and Katie for planting flowers, John and Bill thanks for helping under canopy, still time to buy pool membership, 4th of July games and free admission

City-Ronnie Hill

City Council sworn in, City Council plans to work more closely with POA

John Hodges-POA wants to have permanent spot on City Council agenda

Vicky Keller-joint meetings with POA and City Council

Ronnie Hill-joint goals meeting

Scottie Hildebrandt-playa needs tablets to treat larva, 13,000 sq ft of water, 8500 sq ft today, only 9 tablets added by city

Elena Quintanilla-city takes big risk and liability in having someone not licensed, they defer to expert-Corey Needham, city wanting to avoid lawsuits and protect city

Kids picking up larvacide in pond

Vicky-mosquito control on agenda for next City Council meeting 6/11/24

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.

- Quanah 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?

- Installation of AED at the Ranch House

- Chain across boat ramp

- 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.

H. New business

Haley Arteaga-Felix Cobos who added our drip hoses to the new trees is coming Thursday 6/6 to widen drip hose around surviving big tree at front entrance lot. He expects cost to be \$50-60.

1 tree has a borer and is dying.

Aric Cargile-brookhollow pump, \$479 pump, motor froze up, trash gets caught in propeller, pump has 2 suction

Thanks Aric for working on pump!

Triathlon needs to be okayed by POA because they use POA property. sunrise -1pm. 2023-Saturday

Haley calling Marti Greer to say only set up Sun. am, clean up after themselves, and communicate request to POA as well as City.

Invite Marti Greer to July 2 meeting.

New AC for Ranch House, we will do a special assessment-date TBA

I. Adjournment

Erin motioned to adjourn the meeting.

Bryan seconded.

Board voted to adjourn the meeting.

Time: 7:14pm