

RC POA Meeting-Annual 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

B. Proof of notice of meeting

C. Approval of minutes of preceding meeting

made a motion to approve minutes.

seconded.

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-

PD-

FD-

Events-

Chapel-

Ranch House-

Pool-

City-

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, Phyliss 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
 - 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

I. Adjournment

motioned to adjourn the meeting.

seconded.

voted to adjourn the meeting.

Time: