

Ranchero Village HOA BOD Meeting Minutes
Meeting Date: June 27, 2024
Meeting Time & Place: Hacienda Clubhouse 7:00 PM

- 1) Call meeting to Order: 7:03pm
- 2) Pledge of Allegiance: Randy Johnson
- 3) Roll Call: Ron Howe Y, Suzanne Bourdeau Y, Eddie Hard Y, Randy Johnson Y, Brad Kalaway Y, Dave Casady Y, Sam Vavala Y.
- 4) Proof of Notice: Posted 14 days prior to the meeting
- 5) Approval of Minutes:
 - A) Motion 2024.06.28.1: April 18, 2024 BOD Meeting Minutes - 1st Eddie Hard, 2nd Randy Johnson
Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
Attachment 1
 - B) Motion 2024.06.28.2: May 29, 2024 Capitol Improvement Notes - 1st Suzanne Bourdeau, 2nd Randy Johnson
Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
Attachment 2
 - C) Motion 2024.06.28.3: June 3, 2024 HOA Planning Meeting Minutes - 1st Suzanne Bourdeau, 2nd Randy Johnson
Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
Attachment 3
- 6) Report Of officers:
 - A) President, Ron Howe:

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- 1) Reported on the status of Legacy and the status of the remaining improvements

B) Vice President, Suzanne Bourdeau:

C) Treasurer, Randy Johnson:

- 1) First Quarter Financials –
Motion 2024.06.28.4: Approve the financials as Presented

1st Eddie Hard, 2nd Brad Kalaway

Roll Call Vote: Howe Y / N, Bourdeau Y / N, Hard Y / N, Johnson Y / N, Casady Y / N, Kalaway Y / N,

Vavala Y / N

Pass Y / N

Attachment 4

D) Secretary, Eddie Hard:

- 1) All Motions must be presented in writing with any amendments included and must be signed to prevent any discrepancies in the motion. If they are not then it will be noted that there was a motion made but it was not submitted in writing to the Secretary so it is not included in the official minutes.
- 2) There is a problem that was noticed in reviewing the minutes. The executive board members were not elected at our February elections meeting or our April 18th meeting after the 3 new board members were ratified.
- 3) I move that the Board go into executive session right now to officially elect the officers of the Board.
Motion 2024-06-27- EX1
1st Eddie Hard, 2nd Randy Johnson
Roll Call Vote: Howe N/A Bourdeau N, Hard Y, Johnson Y, Casady Y, Kalaway Y,
Vavala Y
Pass Y

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No Attachment

Call the Executive session to order – Time 7:25pm

Nominations for President: Ron Howe

1st Randy Johnson, 2nd Suzanne Bourdough

Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

Nominations for Vice-President: Suzanne Boudeau

1st Ron Howe, 2nd Dave Casady

Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

Nominations for Secretary: Eddie Hard

1st Randy Johnson, 2nd Dave Casady

Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

Nominations for Treasurer: Randy Johnson

1st Eddie Hard, 2nd Sam Vavala

Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

Motion 2024-06-27-EX2 - Motion to approve all actions taken by the Board of Directors from the February 1, 2024 meeting until now June 27, 2024

1st Eddie Hard, 2nd Randy Johnson

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Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

Motion 2024-06-27-EX3 Motion to Close Executive Session at 7:40pm
1st Eddie Hard, 2nd Randy Johnson
Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y, Vavala Y
Pass Y
No Attachment

7) Committee Reports:

A) Buildings, Safety & Security:

David Casady, Chair

1) Care Sub-Committee Report – General Discussion

2) Hurricane Preparations – Had a successful May presentation, Updated Hotel Lists on the table in the meeting hall

B) By-Laws Revision:

Eddie Hard, Chair

1) 1st Meeting going to be scheduled in July

C) Capital Improvements

Suzanne Bourdough, Chair

1) List of concerns sent to Legacy – General Discussion

D) Communication:

Brad Kalaway, Chair

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- 1) Website has all the minutes& agendas posted _ General Discussion
- E) Membership:
Sam Vavala, Chair
- 1) General Discussion, Senior Services Help - Gave out phone #
- F) Services & Transportation:
Sam Vavala, Chair
- 1) Not Report for now
- G) Social Activities:
Suzanne Bourdeau, Chair
- 1) After discussion with the SAC,
Motion: 2024.06.28.5 - It is recommended to annul decision Motion
2024-03-18-8,
Since the actual Income and Expense form and its reporting timeframe falls
under their responsibility not the HOA. Therefore, the SAC Income and
Reporting Form is simply tabled at HOA for our information not our
approval.

1st _Suzanne Bourdoeu, 2nd RandyJohnson
Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway
Y, Vavala Y
Pass Y
No Attachment
 - 2) SAC 1st Quarter Financials – General Discussion – Tabled – General
Discussion
 - 3) Volunteer List for Awards Ceremony Tabled – General Discussion
- H) Resident Concerns:

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1) None Discussed

8) Unfinished Business:

A) Sam Vavala – Return or Residents Party in September – General Discussion

B) Suzanne Bourdeau – Pool Hours – General Discussion

9) New Business:

A) Suzanne Bourdeau - Planning Meeting set for August 7, 2024

B) Ron Howe – Funding for HOA is through the membership, Discussed the Kitchen project on Wednesdays and promoted to stay for Bingo

10) Questions for the Floor:

1) Pool Hours discussed General Discussion for and against

2) Garbage Gate Hours – General Discussion

11) Adjournment:

Motion to Adjourn at 8:25pm

1st Eddie Hard, 2nd Sam Vavala

Roll Call Vote: Howe N/A, Bourdeau Y, Hard Y, Johnson Y, Casady Y, Kalaway Y,
Vavala Y

Pass Y

1- Attachment April 18th HOA Board minutes

2- Capital Improvement fund notes of May 29th

3- June 3rd, HOA Planning Committee minutes

4- 2024 HOA 1st quarter financial report

Typed June 28, 2024

May 29, 2024

Capital Improvement Committee Meeting w/Legacy

9:30AM start

Attendee's: Ryan Gardner, Todd Schaffer, Alex, Brad Volka,
Nancy, Tony, Sam Vaavala, Randy Johnson, Eddie Hard

Everyone introduced themselves

Discussions:

We discussed that Legacy was roughly halfway through the agreement to spend the \$5 Million per the purchase agreement. We asked that at the 32 +/- month point that Legacy provide a detailed expenditure listing to the HOA to verify that all the money spent to date would be on improvements and not replacement items.

It was also discussed that if they don't believe that they will be able to complete everything that they notify the HOA at the 32 month point so if the HOA agrees with them that the HOA can try to get the members to agree to a time extension to the agreement, if possible, because the last thing we want is for them to not be able to honor the purchase agreement and have anyone sue them for breach of the Purchase Agreement.

Hacienda Club House:

Front entrance needs corrected – A letter from the building department was sent to Legacy and was told to correct the entrance

Pickle ball – The Hacienda Tennis Courts will be turned into 6 pickle ball courts

Add outlet to the kitchen Island

New curtains for the club house

Water leak in the kitchen pantry needs fixed, It is coming from the water heater and Nancy has the plumber working on it

Alex would like our punch lists if we have them

Pool Shower and bathrooms need remodeled

The awnings were to be replaced at both the main and front entrances

Pool Deck needs resurfaced and repaired

The solar heating panels for the Hacienda pool are not working and need to be replaced because there are no parts available for the system that is currently installed

Push button locks (like what are on the billiards room) for all the

pool bathrooms and entry gates are requested to keep outside people from using the property

Outside electrical outlet outside the clubhouse

The trench drains in both the pool area and in front of the laundry area need attention

The shrubs in front the club house need trimmed below the windows

New lighting and shade area at the hacienda tennis court

Rain drainage problems on the on the lakeside after paving

Alex told Nancy to go ahead and get the drapes done for the stage

Corral Club House:

Library is to be remodeled

The main room needs painted and flooring

The stage needs updated

The kitchen cabinets are to be replaced and the store room behind the kitchen needs spruced up

The bath rooms need updated

It was questioned if the sauna at the corral were being used

Pool deck may need updated

Alex agreed the signage was terrible and agreed to make it right

New fittings for the swimming pool rails at all three pools were mentioned

The hot tub needs repaired and has a slight leak

Discussion on memorial bricks and concrete work

Corral Area Buildings:

It was questioned if the clothes lines in the laundry were used

Billiards room needs freshened up

Both pool tables need repaired/replaced

The old gym building was questioned if it should be removed

The new gym looked good and was requested to have security cameras installed

The shuffle board courts need resurfaced

The horse shoe pit – discussed removing it and installing corn hole in that area

Putting green need the turf replaced

New Fire pit area was not discussed

Golf cage still need fixing

Nancy asked if a wall can be put in front of Corral laundry as the machines are rusting due to weather

The Lakes Clubhouse:

The room needs painted and new flooring

The ice machine has to stay in the club house due to health code requirements

Bath rooms need updated

The pool deck needs updated

Ice machines in both the lake and the corral need to be replaced

Trench drains repairs for all three pools needs replacing were mentioned

The tennis courts need resurfaced

The bocce courts need resurfacing

A few of the Legacy Team left and went to look at both entrances

Security issues at both locations. Solution suggested cameras at both entrances which can be viewed on management phones and security person working from 5 till midnight monitoring who is coming in and out.

Everyone met back at the Hacienda to go over everything

The next meeting date and time were not given.

Meeting ended at 11:30AM

Notes by Eddie Hard and reviewed by Both Sam and Randy for additional items to be added

These notes are to the best of our collective recollection of the meeting.

Final revision 06 03 2024

JUNE 3 2024, HOA PLANNING MEETING

Present: All Board members were via Zoom, with Sam, Eddie and Randy in the Corral HOA office which was open to all residents for this meeting., Suzanne, David, Brad and Ron -in their respective locations.

Notice of meeting was provided by Eddie

1- Review of materials to be discussed at June 27* Board meeting:

The following material was not reviewed by request of Eddie Hard. He instead requested all members to send him comments, if any, in writing.

A-Minutes of Board meeting of April 18*

B-Review of minutes of Members meeting of April 18

Motion expected at meeting to approve revised minutes

The following material was reviewed:

C-Review of HOA 2024 first quarter financials.

Motion expected at meeting to approve these

Suzanne requested a minor change in checking # 2 table: indicate Transfer to SAC instead of the present description: Special Activity fund....\$22,790.89

D-Review of SAC 2024 first quarter financials. A final report is expected by June 21* from Dave Evers.

2- Update on Transportation Fund: Sam provided info on Bus trips planned for the summer

3- Update on Fundraising Kitchen activities: Sam provided info on current expenses and expected revenues.

4- Update on Legacy walk through: minutes of that meeting were reviewed and a final copy will be sent by Eddie to Ron , to be transmitted to Alex.

5-Finalization of Agenda for June 27*

The draft Agenda was reviewed and an agenda was agreed upon

including a Motion to be presented to amend the previous motion setting a turnaround timeframe for the submission of the SAC Income and Expenses form.

Suzanne noted that now that Eddie is fully operational as Secretary, she will no longer draft a Script for Board and Member meetings. She will continue to provide Agendas and minutes for the 3 committees she chairs: The HOA Planning meetings, the Capital Improvement Fund and the Social Activity Liaison Committees.

Submitted by Suzanne Bourdeau, June 11* 2024