

## Aprile 18, 2024 Members Meeting Minutes

Meeting called to order at 7:10pm

- A. Roll call – Ron, Suzanne, Eddie, Randy, Brad and Dave; – Sam Absent
- B. Pledge of Allegiance
- C. Proof of notice of meeting or waiver of notice – Given  
Quorum: no. of paid units (237) so 20 % needed and present
- D. Reading of minutes of Dec 5<sup>th</sup> member's meeting and Feb 1 2024 Motion; 2024-04-18-1

**Move: Eddie**

**Seconded: Suzanne**

**Discussion from Board Members and Floor**

**Vote: Passed**

- D. Report of officers

**1-President:**

1-Conduct at this meeting: Questions from the floor will be taken at the end, one question or comment per person / 3 min limit

2-Voting with green/red cards

3- feedback on April 6<sup>th</sup> free party – it was well received

4- Update from Scott\ Nancy

Is he replacing Ty temporarily

Outstanding: lot sizes

Tree trimming

Employee Parking

Yellow directory

Hacienda Entrance contract signed

**2-Vice- President:**

**Tv Slide on Chapter 720, 617 & 723 ( 1-3 slides to be put on tv)  
so attachment 1**

**3-Treasurer: HOA 2024 Quarterly Financial Report to be put on tv  
so attachment 2**

**Motion: 2024-04-18- 2**

**Move Lot 443**

**Seconded Suzanne**

**Vote Passed**

**4-Secretary:**

Letter to owner per 723

Report on Code of Conduct : one will be signed by all

Minutes will not have Financial on website

- E. Report of Committees

a)Buildings\ Safety\Security

Sub committee on Care:

Limited distribution of Bulletin door to door

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Street lights

Grill

Security: carts and bicycles to be registered with Office  
Storage inventory update

### b) By- Law Revision

Members needed, Committee – Eddie, Suzanne & Bev

New volunteer: Dave Neumore:

### c)Communication

Website: prospectus?

Yellow directory ??

### d) Membership : new cards with updated website will be ordered

Sub Com on Welcoming : inactive at this time -

discussing how to catch up with the 122 new residents and  
move forward.

### e) Services \ Transportation fund:

update on Tampa downs trip

suggestions provided in March boxes??

Summer plans

### f) Social Activity Liaison

-suggested alignment between SAC Bylaws ( and any Club by-  
laws) and HOA Financial Premises/ guidelines on Social Activity Fund.

These Premises will be discussed tomorrow at SAC monthly  
meeting and so will the alignment with all Club by laws

**Tv slide so attachment 4**

## **1-PREMISES RE MANAGEMENT OF RESIDENT ACTIVITY FUND ( revised April 2024) with list of groups**

1-Any Ranchero Village ( RV) group which receives fund from the **Resident Activity Fund** ( via either SAC or directly from HOA) agrees to **return all profits and/or remaining funds** made from events from that group **BACK TO Resident Activity FUND** either to Sac or directly to HOA prior to the closing of the quarterly reporting date.

2- Any RV group requesting funds from the **Resident Activity Fund** must do so in writing, specifying what the funds will be spent on and if Funds received these funds **MUST BE SPENT ONLY** for items requested and receipts provided. They must use the SAC approved Request fund.

3- Any RV group requesting funds from **Resident Activity Fund** must have a designated member named as **Treasurer**, this Volunteer must be a different person than the President and these Officers must be named in the Request.

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**4- Any RV group receiving funds from the Resident Activity Fund who MAKE A PROFIT or Have Remaining Funds must provide a Financial Report, in the format requested by the HOA, to either SAC or the HOA ( depending who provided the money), at a minimum on a quarterly basis but also at any time if requested by either SAC or the HOA. This Financial report must be signed by the President and the Treasurer of the RV group in question. ( so 2 signatures).**

**-Also at a next Board meeting in June revise Motion voted on March 28<sup>th</sup> re Income and Request SAC form to HOA suggests a turnaround timeframe for this report**

**- Timetable for quarterly SAC Financial reports  
TV Slide so attachment 5**

**1st quarter: report ready by mid May so can be reviewed and tabled at HOA June 27th meeting ( no change)**

**2nd quarter: report ready by mid Aug so can be reviewed and tabled at HOA Aug 29th meeting ( no change)**

**3rd quarter: report ready by mid Nov so cannot be tabled at Nov 7th meeting, only at Dec 5th member meeting ( this is a change) but still provides SAC enough time to decide if some funds can be given to charities before x-Mas**

**4th Quarter and Annual report: ready by mid February so probably reviewed and tabled after HOA Elections.**

**Motion: 2024-04-18-5;; volunteer appreciation Event Option slides to be put on tv so attachment 6**

**Move 2126**

**Seconded Gene Harris**

**Vote Passed for Option #1**

**I) Resident issues: Brad and Sam will share**

**II) Hurricane Seminar @ Hacienda @ 10am May 8**

**F. Ratification of Election of 3 Officers**

**Randy Johnson, Eddie, Hart and David Casady**

**Motion : 2024-04-18-6:**

**Move 2126**

**Seconded Gene Harris**

**Vote Passed (53 Members present and signed into the meeting so the 20% requirement was met)**

**G. Unfinished business**

**H. New Business**

**I. Questions from the floor on Agenda items**

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**J. Adjournment at 8:46PM**

**Respectfully Submitted by Eddie Hard Secretary May 29, 2024**

**April 18, 2024 Board Meeting Minutes**

**A – Roll call - all present but Sam**

**B – Pledge of allegiance**

**C – Minutes of March 28<sup>th</sup>**

**Motion: 2024-04-18-1**

**Move: Eddie**

**Second: Suzanne**

**Vote: Passed**

**D – Minutes of committee meetings**

**-Capital Improvement Fund of April 5<sup>th</sup>, 2024**

**- Finance Committee ??**

**- Social Activity Liaison Committee of April 10th**

**- Services Fund \ Transportation Com ??**

**- Building\ Securities : Care Sub committee April 6<sup>th</sup>, 2024**

**Motion: 2024-04-18-2**

**Move Eddie**

**Second Dave**

**Vote Passed**

**E- Membership fee**

**MOTION: 2024-04-18-3: Establish a rolling annual fee of \$20 for one year and \$10 for Half of the year with all expiring at the end of each year.**

**Move Randy**

**Second Eddie**

**Vote Passed**

**F – Adjourn 7:09PM**

**Respectfully Submitted Eddie Hard, Secretary May 29, 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<sup>th</sup> 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<sup>th</sup>**

**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<sup>st</sup> 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<sup>th</sup>**

**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 and a motion by Treasurer to approve the April and May financial report.**

**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.**

**Attachments:**

- 1- Minutes of Board meeting April 18**
- 2- Minutes of Member's meeting April 18**
- 3- HOA 2024 first quarter financial report ( 3 tables) NOT TO BE PUT ON WEBSITE**
- 4- SAC 2024 first quarter financial report NOT TO BE PUT ON WEBSITE**
- 5- Legacy walk through minutes of May 29th**

**Submitted by Suzanne Bourdeau, June 12<sup>th</sup> 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