

FEB 1 2024 HOA BOARD MEMBER MEETING

Minutes

Draft to be presented at Feb 29th 2024 meeting for approval

A-CALL TO ORDER by Ron at 7:00

B_ Roll call by BEV: all were present

C_ Pledge of allegiance by Jim Riggs

D- Proof of meeting: Bev confirmed that Notices were put on all Club House bulletin Boards 14 days prior to meeting.

E_ - WAIVING of Reading and approval of minutes of Nov 14th HOA Board meeting (attachm't 1)

Motion: 2024-02-1: 1 Move to waive the reading of the Nov 14th HOA Board meeting minutes since all have received these and no revisions were requested.

Moved by Suzanne

Seconded by Beverly

Discussion: none

Vote: all aies

Chair called out Accepted

Motion: 2024-02-1: 2 Move to approve the Nov 14th HOA Board minutes as submitted.

Moved by Suzanne

Seconded by Randy

Discussion: none

Vote: all yes

Chair called out Accepted

Motion: 2024-02-1:3: Move to waive the reading and approve the **Capital Improvement Fund Committee** minutes of Jan 17th.

Moved by Suzanne

Seconded by Brad

Discussion: none

Vote: all yes

Chair called Accepted

F Meet the Candidates

Brenda Deprey , the Election Chair

-briefly explained the nomination process and results of the 2024 Election.

- provided the following info: As per Chapter 723 .078 (2) (b) 2.b “ An election is not required unless there are more candidates nominated than vacancies exist on the board.”

- introduced the 3 nominated candidates, each of them introduced themselves and provided a short bio (these 3 texts are attached as **attach't 2**)

Dave Casady

Eddie Hard

Randy Johnson

Motion : 202302-1-4: As the Chair of the 2024 Election, Brenda Deprey, moved that the Secretary of the Board cast one vote for each candidate whose name appears on the ballot.

Seconded by Randy

Discussion: none

Vote: all voted yes

Chair called out Accepted

G- 2024 HOA Budget - Gail

2024 budget was put on tv

Motion: 2024 – 02-1: 5 To approve the 2024 HOA Budget as amended (attachm't 3)

Moved by : Gail

Seconded by : Randy

Discussion: yes Suzanne requested an amendment to this motion to specify in table checking #2, in the line other disbursement , the amount \$5,000 and also to modify the Cash in reserve line down to \$8,000.

The group agreed to this amendment so it was

Moved by Suzanne

Seconded by Randy

Discussion: no further discussion was done

Vote: all voted yes

Chair called out Accepted

SAM provide his plans for the golf fundraising event to be held October 7th. Date has been reserved.

He needs an organizing committee. Plans are to have 25 foursomes at the Country way Golf Club at approximately \$50. Per person. This will include tee fees and many opportunities to win gifts.

H- Questions from the floor on agenda items none currently

I – Adjournment

Our plan had been to adjourn and move on to the Member's meeting but being advised that we did not have a quorum for the Annual member's meeting (we were missing 2-3 units , having only 47 units represented and needing 50 since we have 249 paid members).

We all agreed to modify and expand the agenda to include the items on the Feb 1 Member which did not require a

vote.

J- Report of Officers

i)President: Ron

1- Rents:

Provided a summary of the success of the Rent Committee negotiations: see relevant section in attached Annual Report (which includes a list of all Committees and their Members)which was shown on tv screen.

2- Services (Transportation) Fund:

We now have a 3 member committee: Betty howe, Kelly Vavala and Donna Sullivan.

He verified by Hand Raising the following two potential trips: Strawberry Festival , March 1st with Beach Boys as the afternoon band and Tampa Bay Downs Festival on March 9th. Tickets would be \$5.00 to cover bus driver tip, parking, etc . Residents would pay their gate fee and band tickets. Many hands were raised.

Other ideas suggested were Tampa Fair, Casino and day at Disney World, Orlando

3- update with Scott

Solved:

HOA print shop internet

Rejected

Fixing first street gate

Outstanding

-emergency number outside office hours

-timeline for Water meter Project

-automatic pilot stove light

4- For Coop members: Ron read the letter of March 2023 sent to all Coop members re share distribution (see attach't 4)

ii)Vice- President: Suzanne

Response on Capital Improvement Fund

Suzanne read out the table which listed the legacy Proposals, the

HOA Recommendations after input from Residents and the Legacy Decisions
(see attach't 5)

iii)Treasurer: Gail tabled

The 2023 HOA Financial Report

It was put on tv (attachm't 6)and she went over the main points. At discussion time Suzanne suggested that we add a note in Table , checking #2, stating that the total amount provided by Legacy to Ranchero Residents as the Activity fund was \$200,000. And that the Coop distributed \$17, 209.10 of these moneys prior to transferring the balance to the HOA in the fall of 2023. The list of recipients of these moneys is listed as an attachm't 7 to this Financial Report for future reference.

iv) Secretary – Beverly

She read out the sections on HOA Members and Board meetings from 2023 Annual Report (see attachm't 8)

K- Annual Report – all the following sections were put up on tv for ease of reference

RON read out the sections referring to the \$1750. Exterior Improvement Fund and the 3 year \$50,000. Services/ Transportation fund

GAIL read out the Finance section

SAM read out the membership section

SUZANNE read out the Social Activity fund section

RON read out the Capital Improvement Fund section

BRAD read out the Communication and Hurricane/ Disaster sections and added that now in 2024 the website is live and will contain the 2024 minutes and meeting dates and bios of new members.

DONNA read out the Welcoming Committee section.

JIM read out the Building/Security/ Safety section and provided

personal comments on his work with HOAs during the last 19 years, thanked all for their support and explained his reasons for retiring from this role.

RON read out the section on By-Law revisions

L- Unfinished business: none

M- New business

1-National Arbour Day was Jan 19th but the USA National Arbour Day is at end of April so we would like to present a proposal of Native Landscaping to Legacy in conjunction with this event.

2-Next meeting: Thursday February 29th 2024.
Residents must share any Agenda items they want us to consider by Feb 7th.

N- Questions from the floor

-Scope of HOA notification e mail lists

Some suggestion on using the master List provided by Legacy recently on residents to send next e mails

A number of residents noted that they still were not receiving the e mails even after notifying us of their current e mails

- Palm Tree Trimming : timming of when this will be done by Legacy discussed, safety issue discussed,
- Lots identified by Legacy for NEW HOMES – 4

- Adjournment: Ron called it at 8:50 pm

Attachments

- 1- Approved minutes Nov 14th 2023, HOA Board meeting
- 2- Bios of 3 new Board Members
- 3- 2024 HOA Budget with added note
- 4- Letter of March 2023 to all coop members re share distribution
- 5- Capital fund improvement table listing Legacy proposals, HOA recommendations and Legacy decisions
- 6- 2023 Revised financial HOA Report

7- List of RV Groups which have received subsidies from
Coop in 2023

8- HOA 2023 Annual report

MINUTES HOA BOARD MEETING NOV 14TH-

Approved

A – Meeting was called to order by the President Ron Howe at 7:18 p.m.

Pledge of Allegiance was given by Eddy Hart

B- Roll Call was taken: all members were present : Suzanne Bourdeau , Ron Howe, Brad Kalway, Gail Marquis, Jim Riggs, Bev Thoreson, Sam Vavala, Donna Sullivan

C- Proof of notice: Notice of meeting and Agenda was posted by Bev Thoreson at each clubhouse as per by-laws.

D – Minutes of HOA Board members Aug 17th 2023

Suzanne- reminded all Residents of how Board works within Chapter 723 (Executives have a lot more work but no decision making powers)

Role of Discussion and amendments of Motions during meetings

Residents can request agenda items for our consideration prior to a scheduled meeting, in this case the next member meeting will be December 5th, 2023, so they can send in their requests via e mail to the HOA e mail address by this Saturday Nov 18th.

This meeting is a **Board Member meeting** and Residents will have some time at end to ask clarifications or questions on any AGENDA item at end but there will be a **MEMBERS**

MEETING HELD ON DEC 5TH where more discussion can occur.

Motion 2023- 11-14-1A: to Waive the reading and approve the minutes of the of HOA Board Members meeting of Aug 17th, 2023, which all the Board Members received.

Move: Suzanne

Seconder: Jim

Discussion: none

Vote: all yes: Suzanne, Brad, Gail, Jim, Bev, Sam , Donna,

Chair did not vote.

Motion 2023-11-14-1B: to Waive the readings of and approve the following minutes of meetings which have occurred since the last Board meeting held Aug 17th, and which have all been

distributed to all board members for their prior review. These include the meetings of the Capital Improvement Fund Committee held Aug 25 minutes, the revised minutes of Oct 6th, and the Oct 17th minutes and the minutes of the HOA Planning session held Nov 5th.

Move: Suzanne

Secunder: Gail

Discussion: none

Vote : all yes: Suzanne, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote

E- Officers Report

Ron

-1-New Board Member:

Due to the resignation of Mark Dyson, according to both chapter 723 .078 2-c-5 and our HOA By-Laws Article VI section 3, and after discussion with all the remaining Board Members by e mail the following motion is moved.

Motion 2023-11-14-2 : that we appoint **Randy Johnson** as a Director of the Board until the next Election is held.

Move: Suzanne

Secunder: Jim

Discussion: none

Vote: all said yes: Suzanne, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote.

- Randy was asked to introduce himself. Which he did.

He was asked to join the rest of the HOA Board Members on stage for the remaining of the meeting.

-2- Results of Exchanges with Scott-

Ron briefed all on some of the issues that we have been discussing with Scott and provided a highlight of these on tv

Text 1

Resolved

\$50. REBAIT

WATER METER PROJECT

\$1750. REBAIT PROGRAM GOING WELL

MEN'S POOL SHOWERS

STILL UNRESOLVED

EMERGENCY NUMBER AFTER HOURS

HOUSE NUMBER SIGNS
CLOSED GATE ON FIRST STREET

Explanation

PASS THRU AD Valorem TAX – Property tax

This is a county tax from Pinellas County. It pays for all county services, such as emergency services, road repairs, trash pick up, storm water, etc

Will be added to your rent as of February 2024 (\$227 for year)

Suzanne explained that the potential for this Pass thru property tax linked to the increase in Ranchero Village's value had been discussed with the Coop members at point of sale and applied to all Residents. This is explained in our lease agreement (Prospectus).

The Coop is providing the HOA documentation that the HOA Rent Negotiating Committee will present to Legacy to lower this charge.

3- -Results of consultations re Capital Improvement fund

Suzanne provided a very brief summary of the results of all the efforts done by the HOA Committee during last SUMMER IN ITS TEN MEETINGS WITH LEGCY ON

Put on tv 3 slides which are Slide 1

CAPITAL IMPROVEMENT FUND

Hacienda renos: \$260,000.

Sound system: \$21,000.

Cameras: \$30,000.

Signage: \$20,000.

Paving: \$300,000.

Total as of Oct 27th 2023: \$631,000.

Slide 2– update of our input during summer

Set up a 5-Member Committee

Developed an interactive relationship for our input.

Participated since April 4th in approx. 10 Zoom meetings :

- prioritizing renovations and timeframes
- drastically limiting road resurfacing

- deferring pickle ball and tennis court separations until more consultation is done
- deferring Billiard Room and Library changes until all groups are consulted
- obtaining appropriate sound system for our needs

Slide 3 - next steps

Hacienda Renovations – to be completed.

Corral and Lakehouse renovations planned for May-Sept 2024

Further Consultations in December, particularly at Dec 5th meeting and in January needed for INPUT to Legacy

-1) Pickle Ball and Tennis groups to input on separation of courts.

-2) Billiard and Library Groups to input on change of venue for Library - occupy the ex-billiard room.

For Billiard to downsize to one table and change location to lakeside

-3) Music and card groups that use Lakeside Clubhouse to transform into Sports Clubhouse

-4) Shuffleboard gr for Shading, etc.

-5) Gazebos – surrounding residents of old Gazebos, new gazebos, and areas where gazebos have been removed.

4--Treasurer's Report – Gail – AS OF OCTOBER 31 2023 (5 minutes)

TEXT 5 budget on TV is included as an attachment.

Gail reviewed the highlights of budget and added that our present balance was \$ 82,790.89.

Motion 2023-11-14-4: to accept the Treasurer's Report as of October 2023

Move: Suzanne

Secunder: Randy

Discussion: none

Vote: all said yes: Suzanne, Randy, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote.

Ron explained a request for \$500. To subsidize from Julia West for the Thanksgiving Diner

Motion 2023-11-24-5: to donate \$500. For the Thanksgiving Dinner as per Julia West's request

Move: Suzanne

Secunder: Randy

Discussion: none

Vote: all said yes: Suzanne, Randy, Brad, Gail, Jim, Bev, Sam,
Donna

Chair did not vote.

**5---2024 Schedule of meetings Suzanne the following TEXT
6 was shown on tv**

Motion 2023-11-14-5: all at 7:00 pm 3 member meetings

January- 25 7:00 pm Annual – Member-Election

February 29

March 28

April- 18 th Member –

June 27th

August 29

October 24

November 21

December 5th - Member-Floor nominations

Moved: Suzanne

Secunder: Gail

Discussion: Suzanne mentioned that she preferred the February
and March meetings at 3:00 but would agree with others to
evening meetings.

Vote: all voted yes except

Chair did not vote.

**F- PROCESS of Decision- making between meetings and
confirmation of these Decisions Ron**

- We discuss by e mail, come to an internal consensus, move
on and confirm these decisions at the next open board
meeting.

**Motion: 2023-11-14- 6: the following TEXT 7 was shown on
tv**

History: Children's pool hours in the present **Approved Prospectus** read as
10:00-2:00 and 5:00 -7:00.

After consultation ,much reflection and discussion between the
HOA Board Members and many Rancho Residents, considering
that the hot tub is not open to children and that this is a 55 +

retirement community , that yearlong residents have been disturbed by children's behaviour in the afternoon thus interfering with their enjoyment of this pool, the HOA Board recommends to Legacy that the pool sign reflect the Prospectus effective January 1 2024 and therefore that the following children hours be set for the Corral pool: from 10: 00 am to 2:00 and from 5:00 pm to 7:00 pm. ONLY.

Move: Suzanne

Secunder: Jim Riggs

Discussion: some discussion as to when and how these hours changed over the year and the difficulty of amending the Prospectus. The varying opinions were noted.

It was noted that Residents can ask to re discuss this and even vote on this at the Dec 5th meeting.

It was also noted that the HOA is a Recommending body only that Legacy is the deciding body and they are the ones that would need to be willing to follow the process to change the Prospectus via the State of Florida.

Vote: yes: Suzanne, Jim, Gail, Donna, Randy

No: Brad, Sam and Bev.

Chair: Ron did not vote.

The majority of yes won so motion is adopted.

G- Rent Notice 2024

Ron explained that this committee would be meeting Scott soon.

MOTION 2023-11-14-7A:

Due to the resignation of Mark Dyson and following the discussion of Motion 2023-08-17-9 at our August 17th meeting it is proposed that the following Board Members , Ron, Brad, Jim and Sam (so 4 member Committee) represent the HOA Board in negotiations with Legacy on rent increases for 2024. Their final recommendation to be tabled for a vote of the at the Dec 5th meeting.

Move: Gail

Secunder: Sam

Discussion: Jim requested an amendment in which we inserted the following sentence. Before the last sentence.

That the level of the proposed Property Tax be discussed, based on the supporting documentation received from the Coop, with an aim to having this level decreased from its present stated amount of \$227.

This amended Motion 2023-11-14-7B

Was Moved by Jim

Secunder: Bev

Discussion: non

Vote: all yes Suzanne, Randy, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote

H- Social Activity Fund – Liaison with SAC – Suzanne (10 min)

Motion 2023-11-14-8:

That the Recommendations from the Social Activity Liaison com meeting of Nov 6 , outlined in the Minutes which have been distributed and reviewed by all Board members, be approved:

A highlight of which was put on tv as Text 8

-President of SAC will be the link for groups in List 2 & 3

-AIM of Fund: to last 10 years or +

-For 2024:

-UP TO Equal flat amount for Men's, Women's, Dances, Entertainment

-UP TO half that equal flat amount for Coffee

-HOA determines financial reporting requirements for SAC

-SAC tracks 2023 Funds distributed by Coop

- Full HOA Board approves any request for "FREE EVENT" and/or event above SAC annual allotment.

Move: Bev

Seconder: Brad

Discussion: none

Vote: all said yes: Suzanne, Randy, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote

I- Election Chair Steps:

1- Motion 2023-11-14-10:

The HOA Board moves to name Brenda Deprey as Election Chair for the 2024 Rancho Village HOA Elections:

Move: Gail

Secunder: Donna

Discussion: none

Vote: all said yes: Suzanne, Randy, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote.

2-Suzanne explained: We have discussed internally how many Board members do we want?

We want **up to 9** therefore we will Propose to members an amendment to our Dec 20, 2021, By laws Article VI section 1 at the Dec 5th members meeting.

3-Ron explained How many Board Members seats are open for Election inn 2024:

-**four** if 9 members

-Bev and Donna have served two terms each so cannot be nominated again for a third term according to our By-Laws (Revised Dec 20, 2021) Article VI section 2 second paragraph “ Directors are limited to serving two (2) consecutive terms on the board of office.”

Randy is replacing Mark just until election and Gail will not be continuing.

Ron asked all to consider running!

4 – Brenda, the Chair, introduced herself and stated that at the Dec 5th 2023 Members meeting, the Chair can accept nominations from the floor .

Brenda: advised all that she would outline process and timetable for residents to present their candidacy at the Dec 5th meeting.

January Annual meeting –ELECTIONS will be held Jan

25, 2024

J- Additional Community Services Fund –(previously referred to as Transportation fund)

Ron explained That after having received a clarification e mail from Legacy we propose the following motion.

Motion: 2023-11-14.-9:

That the following steps be undertaken:

1-that a separate HOA Bank Account be opened to accept the \$50,000. As of Jan 1, 2024,

2- that we allocate \$25,000. (half the 2024 amount) for Group transportation activities in the 2024 Year.

3- that an HOA Subcommittee be formed to analyse suggestions as to which group transportation activities should be subsidized and make recommendations to the full HOA Board

4- That the other \$25,000. Be held in reserve, its use to be decided on by the New 2024 elected HOA Board .

Move: Sam

Second: Jim

Discussion: clarified that this is an annual amount for the next three years and money rolls over if not spent.

Vote: all said yes: Suzanne, Randy, Brad, Gail, Jim, Bev, Sam, Donna

Chair did not vote.

-Ron then congratulated Patti coordinator for the Helping Hands. This group has been doing weeding, cleaning, etc for residents incapable of handling these task themselves.

K- Committee Reports (

1- Building \ Equipment\ Security – Jim

-Is forming a 10-person Security committee. Each will be given badges/labels to monitor pool behaviour, etc.

Will start only when appropriate signage is put up.

-Paving will start shortly and we will investigate where cars will be asked to park when parking lots not available.

-Security cameras are being installed; some are now installed in this Clubhouse.

2- Communication – Brad

Provided a website demonstration on the TVs.

He stated that this would be going live by Dec 5th.

On this website you will be able to access the Minutes of meetings starting with this one Nov 14th.

When you send an e mail, please give it a subject then it is easier to know which Board member will respond.

3- Disaster\ Hurricane – Brad - none

4- Finance – Gail none

5- Legal Infrastructure – by Law – none

6- Membership – Sam

-Although HOA discount Program no longer exists, you can download the app “Upside” and get incredible discounts. He has saved already \$300. This year.

As it stands more than 25 % of Residents have become HOA members and our goal is to reach 30 % - 40%.

He meets personally with anyone wanting more information as to what the benefits of joining are.

7- Resident issues – Sam

8- Between Oct 25th and now: he has received 8 complaints and is working on resolving each one.

The process is working with the Office, Nancy, elevating it to Scott is necessary.

9- Social Activity Liaison – none at this item because discussed under H

10- Welcoming – Donna: 3 additional new residents were visited.

L_ Unfinished Business – none

M- Questions from the floor on Agenda items

-lot 2041, Linda, are we getting new pool umbrellas. Yes, these have been ordered.

-lot 385, Eddy Hart: Pool hours are stated in the Prospectus so any change must be handled by Legacy. HOA is advising you of that.

-lot 727, Are Palm trees being trimmed? Brian from Legacy maintenance responded that yes contracts were being negotiated and quotes analysed.

-lot 908, Can we decide on pool hours or does Legacy? Legacy decides.

-lot 760, Marilyn: Many 55 + parks have children’s hours as 10:00-2:00 and 4:00- 6:00. It is not easy to change the Prospectus because state has many laws to protect seniors., on a personal basis she would like these extended to 8:00 pm.

- lot 111, Donna wants a membership card. Sam will get her one. She would prefer children's hours not be shortened to lunch and dinner.

-lot 715 , Max, Coop were concerned about potential discrimination suits when they decided to extend hours , but never continued the process of changing the Prospectus.

-lot 1207, Josée, Has been here since 1996 and has witnessed kids jumping in pool, disrupting residents and kids in hot tub.

-lot 1408, Paving at Hacienda. Where will we park during this work. Jim will research. When is new signage going to be finished: Jim answered they are working on it.

-lot 306, Security issue at pools. We could consider swipe cards for Residents to enter all pool gates at all Clubhouses. Debated number of times being asked for pool tags as harassment.

-lot 2189, Karen another pool issue: adult cursing in front of children

N- New business for next meeting – not discussed.

O- Adjournment: Ron adjourned the meeting at 8:49.

Attachments:

1-Social Activity Liaison Committee meeting minutes of Nov 5th

2- Treasurer's report as of Oct 31: shown as Text 5

LEGACY PROPOSALS **HOA Recommendation** **LEGACY DECISION**
s after input from residents

Library to move to Billiard building Option A- move to ex gym building
Option B- stay at present location **Library staying at present**

Billiard tables to downsize to one table and move to Lake Clubhouse Two tables should remain.
Billiard tables should remain at present location. **Billiard tables remaining at present location**

Lake Clubhouse to focus on Sports Clubhouse Present mixture of musical, card games , darts and other small group activities should remain there **Will not change the focus so many small group activities can continue at Lakehouse but Legacy will enhance the experience with better acoustics, big tv,etc**

Courts: Resurfacing of all + some additional shade and seating Agreed with Legacy proposals but requested one additional court and provided additional list of items needed by Shuffleboard and Tennis **Accepted HOA recommendation except for the additional court.**

including clubs.

bocci,
Shuffleboard
& tennis to be
separated from
pickleball

Golf cart
parking:
More at
Hacienda.

Gazebos,
Firepit,
laundry at
Lakehouse to
be discussed
during winter
2024.

New signage
including
Corral pool
hours

Agreed with plans for
more at Hacienda and
also requested more at
Lakehouse

Agreed

HOA proposed to revert
back to signed
Prospectus: 10:00 – 2:00
and 5:00-7:00
A group of Residents
proposed directly to
Legacy via a petition to
continue the all day
Coop hours .

Accepted to have
more at both
Hacienda and
Lakehouse

Will provide
more details to
HOA in winter
2024.

Decided to
follow the hours
already agreed
upon in the
Prospectus.

**Ranchero Village Social Activity Funds
Co-Op Sales Committee Requests for Funding
For Various Committees**

| <u>Group Requesting Funds</u> | <u>Amount Requested</u> | <u>Approved</u> | <u>Date</u> |
|--|-------------------------------|-----------------|-------------|
| 1. Ranchero Pickleball (Dan Willette) | \$1,000.00 ck #1618 | Yes | 2-28-2023 |
| 2. Ranchero Tennis Club (Brian Roes, president) | \$1,000.00 ck # 1616 &1619 | Yes | 2-10-2023 |
| 3. Community Picnic (Band) | \$1,000.00 Ck # 1620 | yes | 3-1-2023 |
| 4. Community Picnic (Juda) | \$1,011.24 Food Ck # 1621 | yes | 3-3-2023 |
| 5. Ranchero Game Night (Charles Gelmette) | \$100.00 games ck # 1622 | yes | 3-6-2023 |
| 6. Chicks n Stics Ladies Golf (Marilyn Willette) | \$500.00 ck# 1623 | yes | 3-6-2023 |
| 7. Ranchero Card Club (Jim Peel) | 300.00 ck # 1624 | yes | 3-6-2023 |
| 8. Thursday Mens Golf League (Ron Dennis) | \$500.00 ck # 1625 | yes | 3-7-2023 |
| 9. Coral Entertainment (Britany) DJ | \$400.00 ck# 1626 | yes | 3-10-2023 |
| 10. Ranchero H.O.A. 2023 Treasurer (Marquis) | \$1000.00 ck# 1627 | yes | 3-13- |
| 11. Ranchero Bocce (LaRussa) | \$500.00 Ck# 1628 | yes | 4-7-2023 |
| 12. Ranchero Chapel (Lutes) | \$5000.00 Ck# 1629 | yes | 4-7-2023 |
| 13. Ranchero Memorial Committee Karen Ray (Max Lutes) | \$97.87 Ck #1630 | yes | 4-17-2023 |
| 14. Ranchero Shuffleboard Club Paul Bryant | \$2000.00 Ck# 1631 | yes | 4-21-2023 |
| 15. Ranchero Women's Club Gail Marguis | \$2000.00 CK# 1632 | yes | 6-28-2023 |
| 16. Men's Club 2023 Denny Juda | \$500.00 ck # 1633 | yes | 7-11- |
| 17. Hand n Foot Card Club 2023 Sandy Troublefield | \$300.00 ck# 1634 | yes | 7-18- |

ANNUAL REPORT FROM ELECTION (February 2023) TO DEC 31 2023

RENTS

HOA Board met with Legacy to attempt to solve non-signed new leases. Established that they were all grand fathered at previous rate and Legacy not willing to re open the signing of new leases with 3 % guarantee.

Able to obtain that for 2024 all grand fathered leases were offered rate increases at 3 % (below CPI of Aug at 3.7%) so parity with new leases with guarantee of 3 %.

Set up Committee of 4 Members to meet with Legacy re 2024 rent notices. Aim was to get Legacy to lower the 7 % rate increase for new homeowners and initiate discussion of continued parity of grand fathered leases for 2025. The new homeowner rate increase was not lowered by Legacy.

MEETINGS

Member meetings:

THE HOA BOARD , elected in February 2023, organized 2 MEETINGS with all RESIDENTS:

-in April the meeting focussed on setting up the infrastructure of how various Social groups would request and spend the moneys from the Resident Activity fund (once received)

-in December it focussed on providing input to various Legacy proposals flowing from the \$3M Capital Improvement Fund.

THE HOA BOARD organized 6 Board meetings:

One in February, March, April, June, August, and November. In addition they organized numerous planning and Committee open meetings.

The HOA BOARD liaised with representatives of Legacy on behalf of residents for the implementation of the \$1750. Individual Exterior Improvement Allowance which has resulted in approx. 50 %units receiving refunds for their requested improvements.

THE HOA BOARD liaised with Legacy in order to set up the transfer of the \$50,000. Services/ Transportation Fund in 2024.

FINANCE

Set up a 3 member Committee

Opened 2 bank accounts.

Found previous financial info. from 2018 to 2023

Prepared the 2023 and the 2024 budget

Developing a simplified budgeting format

Received remaining Resident Activity Fund from Coop

Signed an Insurance Policy covering all resident's activities

Provided the 2023 Financial Statement to support the Tax filing.

(to be put up on tv & the revised version to attached to this report)

MEMBERSHIP

Set up a 4 member committee

Designed a new card with

A photo chosen by a contest

Indicating an APP for discounts

Signed up approx. **247** new members

Social Activity Fund

Setting up a 7 member Liaison Committee

Liaised with SAC throughout the year.

Identified and listed all Social/Recreational groups in RV in order to ensure that the participants of their activities would be covered by the HOA insurance.

Designed a framework for the request, approval and reporting of monies.

Successfully liaised with Coop during the Spring, Summer and Fall in order to have the \$200,000.

Legacy Activity fund transferred to HOA for the enjoyment of all Residents. Final transfer was \$182,790.89, since Coop had disbursed \$ 17,209.11.

CAPITAL IMPROVEMENT FUND

Set up a 5 member Committee to monitor Legacy's \$_3,345,000.00 Community Capital Improvement spending over the 3 year period.

Approx \$710,000. Spent in 2023 by Legacy

Developed an interactive relationship with Legacy representatives receptive to the HOA input.

Participated since April 4th in OVER A DOZEN

Zoom meetings :

-prioritized renovations and timeframes

- drastically limited road resurfacing
- deferred pickle ball and tennis court separations until more consultation is done
- deferred Billiard Room, Library and LakeClubhouse changes until all groups were consulted
- obtained appropriate sound system for our needs
- Consulted with various groups potentially impacted by renovations
- SUBMITTED HOA RECOMMENDATIONS ON ALL LEGACY PROPOSALS AFTER INPUT FROM RESIDENTS AND RECEIVED POSITIVE DECISIONS FROM LEGACY

COMMUNICATIONS

Set up a 3 person Committee

2 members set up and are maintaining the Resident Community Channel

- organized approx. **10 Zoom meetings** and all the **TV presentations** at members and Board meetings
- set up a **member's e mail list**
- sent out agendas and some minutes
- developed a website which is now live at

rv-hoa.com

includes bios of Board Members

HURRICANE/DISASTER

- organized Hurricane Preparedness session

WELCOMING

Set up a Committee of 6 members

Printed and compiled 50 Welcome packages

Delivered 31 Welcome packages since May

Delivered sympathy cards to surviving families in Rancho

BUILDINGS / SECURITY

Set up a Committee of 5 members
Walk through of site
Set up Pool Monitoring Group
Inputting on signage

BY-LAW REVISION

This exercise was started by Mark Dyson, HOA Board member but a report was never provided to the full HOA Board. Accordingly this project has been postponed to 2024.