

Ranchero Village HOA Members Meeting Minutes

October 28, 2025, 6:30pm at the Hacienda Clubhouse

1. **Call Meeting to Order by: Norman Runkles at 6:36pm**
2. **Pledge of Allegiance ✓**
3. **Roll call:** Board members and directors as noted below. Doug and Bev joined via Teams.
Norman Runkles ✓ Carolyn Johnson ✓ Dave Casady ✓ Sydney Runkles ✓

Reports from Officers:

1) President, Norman Runkles:

- a. Announce and introduce Election committee chairperson – Susann Camus.
- b. Announce there will not be a Q & A session at this meeting.
- c. Accepting nominations for the January 2026 election.
- d. The Library at the Corral clubhouse has been closed. All books have been boxed and put into storage.

2) Treasurer, Doug Rafters:

- a. Carolyn presenting on behalf of Doug Rafters. YTD financials will be presented.
- b. HOA expense budget for FY 2026 was emailed or mailed via USPS to all paid members.

3) Secretary, Carolyn Johnson:

- a. Proxy votes sent out to eight members for the 10/28/2025 member meeting.
- b. Recruited 8 volunteers to work at the sign-in desks for the 10/28/2025 meeting.
- c. Email blast sent out to paid members advising they arrive early (6:00pm) for the 10/28/2025 meeting to get signed in on time.

4. Report from Committees:

A. Building, Safety and Security: David Casady, Chair

- 1) The Cares Network will expand the scope of their mission to include natural disaster management. The HOA will coordinate this new mission. A Cares Network meeting will be held on October 30, 2025, at 4pm at the Hacienda clubhouse. All are welcome to attend.
(Julia West will speak to address the board)
- 2) Safety is everyone's concern, keep your eyes open and report suspicious activities.
- 3) With the snowbirds returning, predators will be looking for unlocked vehicles, bicycles (especially e-bikes) and anything of value. If you value it, lock it up.
- 4) The office is enforcing parking rules in the park. To avoid being towed, a few simple steps will help you:
 - Ensure your car AND golf cart are registered in the office. Put the decals you receive from the office on your vehicles. If you do not have an RV decal on your vehicle, it may be towed.

Read the Prospectus and be aware of the parking regulations.

B. Capital Improvement: Norman Runkles, Chair

- 1) Brief discussion that renovations project began on October 20, 2025.

C. Communication: Carolyn Johnson, Chair

- 1) HOA website is updated as new information is received.
- 2) It was discovered that a copy of the HOA By-Laws was uploaded to the RV-HOA website, however, was hidden. This document has now been exposed for access to everyone.

D. Membership and Welcome: *Sydney Jacobs Runkles, Chair*

- 1) We currently have 160 paid memberships. We are waiting for a new move-in / move-out list from Legacy for the month of September.
- 2) We will be updating the New Member packets soon. A copy of the current edition is available on the HOA website (RV-HOA.com). We request that any having to do with the physical activities or social activities please review the New Member packet information. If any information needs to be updated, please email us the changes to: RVHOABOARD@hotmail.com. We want to begin printing by the end of November.

E. Transportation: *Sydney Jacobs Runkles, Chair*

- 1) We have the following confirmations for the upcoming events:
 - 21 confirmed for Million Dollar Quartet (11/16/2025) – check mailed to Theatre – Carolyn will lead that group.
 - 32 confirmed for Sunkicks Christmas Show (12/07/2025).
 - Bok Tower Gardens – Juliana Spring is coordinating a trip Wed Dec 10th. Needed 20 people to get group rate. (24 on the list so far). We will make arrangements for bus transportation.
 - Many have shown an interest in going to Miss Saigon. Sydney has reserved 32 tickets for the performance on April 4, 2026. More information is to be provided later.

G. Rent Committee: *Norman Runkles, Chair*

- 1) Since all letters were not received, an email was sent to Legacy requesting a meeting this week, no response yet.
- 2) Carolyn – Data from letters – We have received 894 copies of rent increase letters. Still missing 18. The overall average rate increases are .0338.

H. Finance Committee: *Doug Rafters, Chair*

- 3) Nothing to report at this time.

5. Unfinished Business:

Action Items from HOA meeting on Oct 16, 2025:

Norman:

1. Q: Ron Howe lot 603: How much is left in the \$1,750 fund. If not spent, where does that money go?
A: Norm to investigate.
2. Q: Ron Howe lot# 603: Rent Increase for 2026; how is this being handled.
A: Norm: The HOA is scheduling a meeting with Legacy regarding the rent increases. More information will be provided after the initial meeting, which is yet to be scheduled.
3. Q: Suzanne Bordeau (via Teams message): Is the Hacienda parking lot going to be re-stripped as a part of the upcoming improvements?
A: This is a part of the renovations already scheduled.
4. Q: Lori Johnson Lot 1204: There is a lot with pet fencing in the driveway and has multi-vehicle parking (some at the Hacienda).
A: This issue has been addressed.
5. Q: Lilly Pads at the Lake; there is a lot of algae buildup.
A: Norm: Someone has been turning off the fountain pump at night. If you know who is doing this, let us know. As to cleaning up the algae build up, Norm will investigate (maintenance is being handled by a new company).
6. Q: Jim Riggs Lot 174: Rooter Man plumbing mapped the park within the last 10 years. Where is it?
A: Legacy is re-mapping the plumbing for the entire park.

6. New Business:

- A. Voting on four proposed changes to the HOA By-Laws. Open discussion on each item prior voting.

Before the voting began, Georges Bordeaux (lot 951) questioned the quorum for voting by-law changes, stating that 50% + 1 (vote of the members) is required, and not the required quorum of 30% of members present.

Norm read from the By-Laws; Article XIII "These By Laws may be amended by majority vote of the members at any duly noticed regular or special meeting. The notice of any meeting at which amendments of the By Laws are to be considered shall contain a statement that amendments to the By Laws shall be considered."

The rule that Georges Bordeaux was referring to is related to amending the Articles of Incorporation. Norm read this passage from the By-Laws; Article XIV Amendment of Articles of Incorporation: "The Articles of Incorporation of this Association may be amended by a majority (50% + 1) vote of the members. The notice of any meeting at which amendments of the Articles of Incorporation are to be considered shall contain a statement that amendments to the Articles of Incorporation shall be considered."

Norm also read from the By-Laws; Article V section 9 Quorum: "A required presence of at least 20% of members in good standing is needed, if the membership exceeds 150 members or 30% if the membership is under 150 members for any meeting electing Directors of the HOA and at least 15% of members in good standing for all other member meetings for the quorum to be met for the purposes on voting matters of the business of the HOA. The affirmative vote of those members present shall be the act of the Association."

The quorum was satisfied: 160 paid members on the membership roll. Thirty percent of the paid members would be 48. There was a total of 70 paid members counted for the meeting; 56 physically present, 10 proxies, and 4 joining via Teams.

After the question was answered and settled, Norm announced that the voting would begin.

- 1) Change the by-laws to change the election date from the third week of January to the first or second week of December. This will also require a change in establishing the election committee, which is currently by the November HOA meeting. This will need to be changed to the first of October. This proposed change will go into effect January 1, 2026.
 - **This Item Passed by a Majority Vote**
- 2) Change the by-laws to make a membership valid for one full year from date of payment. Current By-Laws terminate paid memberships on 12/31 of the year paid.
 - **This Item Passed by a Majority Vote**
- 3) Change the by-laws to extend the length of office board members from two years to three years.
 - **This Item Passed by a Majority Vote**
- 4) Change the by-laws to change the date of the Annual members' meeting from the third week of January to January 2nd. If the second day of January falls on a weekend, then the meeting will occur on the following Monday.
 - **This Item Passed by a Majority Vote**

For the voting items, Carolyn read the current language of the By-Laws, the proposed language change presented the Why's for the change.

Voting Results:

Voting Item # 1							
Change election date from the first or second week of January to first or second week of December. Effective January 31, 2026.							
		In Attendance Yes	In Attendance No	Proxy Yes	Proxy No	Teams Yes	Teams No
		39	3	2	6	2	0
Total Yes:	43						
Total No:	9						
Item Passes							
Voting Item # 2							
Change paid membership will terminate one year from date of payment, with one exception. If a membership is paid in the last quarter of the year (October, November or December), the membership will expire on December 31st of the following year.							
		In Attendance Yes	In Attendance No	Proxy Yes	Proxy No	Teams Yes	Teams No
		39	5	6	4	0	2
Total Yes:	45						
Total No:	11						
Item Passes							

Voting Item # 3							
Change the term of office for the board of directors from two years to three years.							
		In Attendance Yes	In Attendance No	Proxy Yes	Proxy No	Teams Yes	Teams No
		28	18	6	3	0	2
Total Yes:	34						
Total No:	23						
Item Passes							
Voting Item # 4							
Change the Annual members meeting from the third week of January to January 2nd. If the second day of January falls on a weekend, then the meeting will occur on the following Monday. This change will go into effect January 31, 2026.							
		In Attendance Yes	In Attendance No	Proxy Yes	Proxy No	Teams Yes	Teams No
		35	10	3	3	1	1
Total Yes:	39						
Total No:	14						
Item Passes							

10. Adjournment:

The meeting was adjourned at: 7:30pm

Secretary, Carolyn Johnson

Date