

Ranchero Village Homeowners Association

2025 ANNUAL REPORT

New HOA Board January 2025

A new HOA board was elected in January 2025. The majority of the new board had not previously served on the HOA board. Establishing roles and responsibilities of this new board was crucial in the continued success of the HOA.

During 2025, some board members changed due to resignations or moving out of Ranchero Village. Those positions were filled by means of appointments made by the current board, as allowed by the HOA By-Laws.

- **Board Members elected at January 2025 Election**

The below elected individuals announced the board positions.

- Norm Runkles - President
- Fred Carter – Secretary
- Douglas Rafters - Treasurer
- Vincent Amato – Vice President
- David Casady - Director
- Edward Hart - Director
- Lori Johnson - Director

Board Member Changes

During 2025 changes were made to the HOA board as shown below.

- Fred Carter – Secretary – Resigned May 2025; Carolyn Johnson accepted the appointment from the HOA Board, to serve the remaining term (05/01/2025 - 12/31/2027).
- Vincent Amato – Vice President – Resigned (home destroyed and moved out of the park). This position was not immediately replaced.
- Edward Hart – Director – Resigned (moved out of the park). Beverly Thoreson accepted the appointment from the HOA Board, to serve the remaining term through 12/31/2025.
- Lori Johnson – Director – Resigned in June 2025; Sydney Runkles accepted the appointment from the HOA Board, to serve the remaining term until 12/31/2027.

- **Acting Board Members as of June 1, 2025:**

- Norm Runkles - President
- Carolyn Johnson – Secretary
- Douglas Rafters - Treasurer
- David Casady - Director
- Sydney Runkles – Director
- Beverly Thoreson - Director

Board Objectives

The main objectives of the 2025 elected board were to:

- Best serve all residents of Rancho Village with the powers we have as the HOA board.
- Develop a strong and productive working relationship with the Legacy local and executive staff to communicate issues and receive resolutions in an expeditious manner.
- Create transparent communications with the Rancho Village homeowners as to issues or comments received from the community submitted to Legacy.
- Develop accounting and reporting systems for better transparency.

Challenges

In January of 2025, many residents were still recovering from the two hurricanes at the end of 2024 (Helene and Milton). Many homes were damaged and some were declared as a total loss. Legacy kept the HOA board apprised of the homes that were badly damaged and turned over lot numbers to Legacy as well as the homes that would need to be demolished. Updates were communicated to homeowners during HOA meetings.

In June of 2025, Rancho Village was in the direct path of a tornado. As a result of the tornado, many homes were damaged or declared a total loss. Again, Legacy kept the HOA board apprised of how the damage or losses would be handled. Updates were communicated to the homeowners during HOA meetings.

Homes that were severely damaged or declared as a total loss and were surrendered to Legacy, were tagged as Legacy Property and no trespassing signs were posted. However, reports came into the HOA indicating looting of these homes was occurring. Measures were put in place to stop this from recurring. Announcements were made at HOA meetings alerting residents of this issue.

Accomplishments

- Established a productive working relationship with the local and executive staff of Legacy.
- As of January 1, 2025, the total number of paid HOA members was 108. At the end of the year, this number increased to 182, which was over a 59% increase. This was accomplished by volunteers (thank you Tracy Pitts) welcoming new residents and knocking on doors of existing members asking for a renewal. Door tags were created and left at homes where no one responded. This created a great response for new members.
- The New Resident Packet was refreshed and updated with the latest information.
- The HOA website (rv-hoa.com) was refreshed with a new “beach theme” and the layout was updated for easier access and readability.
- After the tornado in June 2025, the HOA set up a Donation Station at the Hacienda clubhouse. Donations from residents and others outside our community poured in to assist our park residents that were severely affected by the tornado. The station operated for over a month with volunteers within our community staffing and assisting our fellow homeowners.
- During October 28, 2025, Members’ meeting three changes to the HOA By-laws were presented and approved by the voting membership:
 - Change the annual HOA Board election date from January to December of the prior year. This change goes into effect as of January 01, 2026.
 - Change a paid membership term to be one full year from the date of payment.
 - Change the date of the Annual Members Meeting from the third week of January to January 2nd or the first business day of January.

Summation

The current board has met or exceeded their expectations and strives to meet or exceed expectations for the next fiscal year.