

Ranchero Village HOA Members Meeting Minutes

November 20, 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** ✓
4. **Notice of Meeting Posted:** 10/30/2025

Reports from Officers:

1) **President, Norman Runkles:**

- a) Norm introduced Betty Campora with the HOA Election Committee. Betty announced that the committee is accepting nominees tonight for the January 2026 election. Norm also stated that if anyone wants to make a nominee after the meeting, come see him or Betty.
- b) Sewer bill – Legacy made an error in the recent billing which showed a 50% increase where it should have been a 5% increase. Legacy is working on correcting bills. Anyone who has already paid their bill with the incorrect sewer rate increase will receive a credit on their account.

2) **Treasurer, Doug Rafters:**

- a. Carolyn presenting on behalf of Doug Rafters. YTD financials were presented.
- b. HOA income and expense budget for FY 2026 was presented for adoption, and to vote to be adopted.

Kay from SAC mentioned that she had requested 20k from the Activities fund for FY 2026. This information was not available prior to this meeting and was not included in the proposed budget.

After a lengthy discussion, Ron Howe made a motion to table the vote for the 2026 budget until more information was provided. This motion was seconded by Georges Bodreau. A vote was taken by the membership to decide whether to table the 2026 Budget approval. The majority agreed to table the budget vote.

4. **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 has been in communication with Alex at Legacy and he is working on response.
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. This is still pending.
3. 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 which is causing the algae buildup. If you know who is doing this, let us know. As to cleaning up the algae build up, a new maintenance company will be handling this. Norm to provide more information.

5. New Business:

Norm opened the floor for new Q & A:

Norman:

- 1. Q: 749 – Sue Peck: Legacy Meetings held at the Hacienda this week, what were these about?
A: Norm: these were Legacy Corporate meetings where they brought together employees from all over the country.
- 2. Q: 965 – Yves Robineau: New Legacy Portal; will the lot leases be posted to the new portal?
A: Norm to investigate.
- 3. Q: 716 – Marilyn Giddings: Indicated that the HOA should be able to plan in advance for events.
A: Sydney: The HOA will coordinate with SAC to make certain we are not over stepping on each other’s toes to provide events.
- 4. Q: 520 – Johnny Mathes: Judy at the Legacy office is quite rude and regularly hangs up on phone calls.
A: Norm: The HOA has no control over the Legacy office staff, however, will bring this up with Nancy.
- 5. Q: 745 - Brenda Deprey: SAC Has submitted event calendar for 2026.
A: Sydney: The HOA will coordinate with SAC to make certain we are not over stepping on each other’s toes to provide events.
- 6. Q: 2135 – Debbie Keshner: Moldy curtains in the Hacienda. What is being done?
A: Norm is working with Legacy on this.
- 7. Q: 1010 – Suzanne Robineau: Meeting minutes from 10/28/2025; asked why it was announced that there would not be a Q & A segment.
A: Due to the amount of time estimated for the discussion of and voting on the proposed By-Law changes, there would not be enough time for this segment.
- 8. Q: 603 - Ron Howe: Create a petition to make Legacy take down the moldy drapes in the Hacienda.
A: Norm: Historically petitions have been proven ineffective. Norm is addressing this directly with Legacy.

Note: Due to the lengthy discussion of the proposed 2026 budget, several scheduled agenda items were not addressed.

10. Adjournment:

The meeting was adjourned at: 8:02 pm

Secretary, Carolyn Johnson

Date