

Ranchero Village HOA Members Meeting (Details)

April 09, 2026, 6:30pm at the Hacienda Clubhouse

1. Call Meeting to Order (6:35pm) / Pledge of Allegiance:
2. Roll call: Norman Runkles ✓ Carolyn Johnson ✓ Doug Rafters, ✓ Sydney Runkles ✓
3. Notice of Meeting Posted: 03/23/2026
4. Read / Waive prior meeting minutes from 02/05/2026 – Wiaved.
5. Reports from Officers:
 - A. **President, Norman Runkles:**
 - BOD position changes:
 - Property damages and the importance of reporting park damages.
 - Belcher gate damage
 - Speed bumps and roads – Will be done after all home removals are completed.
 - Pools – The filters are clogged and it was reported by a resident that someone was shaving in the hot tub (if you see something, say something). Professionals will be out to properly clean the filters.
 - Internet – Being done by Spectrum; upgrading to new fiber optics system.
 - Damaged homes – 22 homes flagged for demolition.
 - If you see something, say something (email to RVHOABoard@hotmail.com).
 - Largo PD will be onsite for calls of service to RV, Wednesday April 29, 2026 at 10:00am at the Hacienda.
 - B. **Treasurer, Doug Rafters:**
 - 1) Presented monthly and 2026 1st quarter financials.
 - C. **Secretary, Carolyn Johnson:**
 - 1) Since Legacy is no longer providing the HOA with a list of move-in's or move-out's on a monthly basis, it is difficult to identify new homeowners. If you have a neighbor moving in or out, please let us know. Norm will work with Nancy and Tony to see if we can obtain additional information.
6. Report from Committees:
 - A. **Building, Safety and Security: Norm**
 - 1) Belcher Gate damage – a resident drove into the gate and caused damage. The Belcher Gate will remain open 24/7 until the repairs have been completed.
 - 2) Hacienda Stage Handrail – during the construction work after the hurricane damage of the fall of 2024, the current handrails were installed in the incorrect locations. This will be corrected.
 - B. **Capital Improvement: Norm**
 - 1) Refurbishment projects:
 - Two new pool tables were delivered today.
 - New appliances will be installed at the Corral and Lakes clubhouses.
 - At the Corral, the AED unit will be relocated to the outdoor area (presently installed indoors and is not accessible).
 - D. **Communications: Carolyn**
 - Website is being updated as new information is received. All suggestions are welcome. Email us at rvhoaboard@hotmail.com.

E. Membership and Welcome: Sydney

- 1) As of today, we have 168 paid memberships and 22 that expired on 12/31/2025 and did not renew.
- 2) Tracy Pitts was presented with a gift card for all his hard work on recruiting new members, and obtaining renewals for existing members.

F. Transportation: Sydney

- There are three upcoming shows at the Suncoast dinner theater that we would like to know if you are interested in attending. Email us at rvhoaboard@hotmail.com with which shows you would like to attend.

All listed below are matinee performances.

A deposit of \$35.00, plus a \$5.00 a fee per person as a tip to the bus driver is required. Final payment is required 90 days prior to the event date to secure your seat.

- Pretty Woman – Saturday, October 10th
- Christmas Carol – Thursday, December 3rd 2026
- Aint to Proud (Temptations) – Saturday, February 20, 2027

G. Finance Doug

- Financial health of the HOA. If paid memberships do not renew and/or increase, we may need to increase the annual dues to \$25.00 per year to cover operating costs. Currently we have 146 paid memberships that will expire on 12/31/2026, and 20 more that will expire in Q1 2027. If everyone renews their membership, we will be fine. If the renewals rate drops below 75%, then we may have a problem. Operating costs have increased for our largest expenditures (insurance, taxes, software licenses, and printing supplies). If we do not need it, we do not buy it.

7. Unfinished Business:

Action Items from HOA meeting on February 5, 2026 meeting:

Norman:

1. **Q:** Capital Improvement Fund – what is left in the fund – want in writing.

A: All monies left in the fund will be spent during the current major renovations. We have requested a written budget and this is still pending.

2. **Q:** The VFW monument at the Corral is falling apart. This will cost approximately \$2,800 to repair. Will this be included in the spending of the Capital Improvement fund?

A: This may be a part of the “amenities phase” of the capital improvement project, however will be accomplished regardless. Further, individuals are parking golf carts around the monument which is exacerbating the problem. Please **do not** park golf carts on any grassy area.

8. New Business:

Norm opened the floor for new Q & A's:

Lot#	Name	Question
2126	Joann Crete	Will home demolitions be completed prior to hurricane season? Norm: 5 th street is next on the list of demos. Will try to obtain a schedule from Legacy.
2126	Joanne Crete	Bus trip to Miss Saigon – issues with the cleanliness of the bus. Sydney to investigate.
1003	Juliana	Storage space at Hacienda? Norm to investigate.
1003	Juliana	New Residents under 55? Norm: Need at least 3 lots to complain in writing to the office.
2167	Rich Hula	New move-ins / outs from Legacy. Why cannot they provide this information? Norm: The new Legacy software does not allow them to provide this to us as in the past. Will work with Nancy and Tony to see if we can get a list on a regular basis.
1031	Tracy Pitts	Lots scheduled for demolition – is it okay to remove materials as long as you do not enter the home? Norm: Per Nancy at Legacy: Demo crews “bought “ the rights to property- it is up to them as what they allow to be removed.
1204	Lori Johnson	Looting – my prior home at lot 408 is being stripped of materials as well as others. Norm: Norm: Per Nancy at Legacy: Demo crews “bought “ the rights to property- it is up to them as what they allow to be removed.
716	Marilyn	Will you let us know of new home sales? Norm: Will work with Nancy and Tony to see if we can get a list on a regular basis.
443	Bruce	As to membership renewals, 75% of what? Carolyn: This pertains to current paid memberships. If 75% of our current paid memberships goes below 75%, we may need to increase the annual memberships fees.
365	Dave	Nails in roads as a result of home demolitions. Need a magnet for cleanup. Norm: Will work with Nancy to make certain this is addressed for each home demolition.
365	Dave	Hand rails currently installed incorrectly (Hacienda stage). Norm: This will corrected.
365	Dave	\$1,750 fund – for those not claimed, where does the leftover money go to? Norm: These monies went back to Legacy.
365	Dave	Hacienda storage rooms – what are the needs?
1010	Suzanne	New layout of the Corral Clubhouse interior. The drawings emailed are very small and not able to read. Norm: To follow up.
963	Janice	Bushes were dug up around the Corral – when will this be finished? Norm: To investigate

1025	Julia West	In the Corral kitchen there is an existing door to a storage room, will this room be available after the construction? Norm: Will investigate.
206	Cheryl Marshall	The man in lot 226 is being ugly and has a rude attitude to anyone walking by his house. Norm: We need at least 3 lots to complain in writing to the office before they will investigate. I will follow up on this.
2168	Dan	In Water meters below ground – when they will be relocated above ground? Norm: To Investigate.
1066	Michelle	There is a sink hole in my backyard. Norm: You need to submit a complaint, in writing to the Hacienda Legacy office first.
881	Diana	Vacant Lots – what’s next? Norm: Most likely new homes will be installed. Will advise.
716	Marilyn	Water meters – those that are below ground, when will they be raised? Norm: Norm to provide an answer.
265	Moore	Washer and Dryers – when will we have equipment? Norm: At the Hacienda, damage from the fire has to be corrected first before any equipment can be installed. Will provide an update.
516	Karen	Would like to see on the HOA website updates for the renovations and new information from Legacy. Carolyn: Will add new pages to post information as received. Great suggestion.

9. Adjournment:

The meeting was adjourned at: 8:49pm _____ April 09, 2026 _____

Carolyn Johnson

Secretary, Carolyn Johnson