



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
April 28, 2008

BOARD MEMBERS PRESENT: Bob Simpson, Kelly Stone, Jim Tudor, Kirk Lear, Billy Smith, Maria Gnas, John Elias, Don Vittetow

OTHERS PRESENT: Jorge Lancho, Susan Lancho and Clare Frost

President Jim Tudor called the meeting to order at 6:35 p.m.

The March meeting minutes had already been approved and posted to the website.

FINANCIAL REPORT

Jorge provided the financial report, including collections to date. Two members who are in arrears are experiencing foreclosure on their homes. Others will soon be served papers for small claims court. The first small claims court date is scheduled for May 2. (*Update: John Elias attended this small claim court date but the resident did not appear, so RRHA won judgement.*)

Clare will follow up with one homeowner who has \$4 outstanding and will send a letter to a homeowner who was making payments but has stopped doing so.

Jorge indicated that rentals for the recreation center continue to be increasing year to year.

There were no questions regarding bills to pay.

OLD/NEW BUSINESS

Submeter update

Jorge advised the board that a submeter at the recreation center has been installed so that sanitary sewer usage fees will not be applied to water used for filling the pool.

Roof repairs

The roof company, R.S. Warren, has completed the new roof installation for the recreation center and did a good job. The repair was needed due to last year's hailstorm.

Newsletter

The newsletter, pool passes and updated Rules and Regulations will be mailed to RRHA members the week of May 12. Several members of the board asked for information on placing ads in the newsletter. (Ads were placed in the newsletter for the first time earlier this year.) Susan will re-send rates and specs to them.

May meeting canceled

Given the Memorial Day holiday, Kelly made a motion to cancel the May meeting. Billy seconded the motion. The motion carried. Any board business that month will be conducted by e-mail.



Pool area improvements

Maria recommended obtaining bids for painting the pool deck, since it is getting more faded in appearance. Jorge will obtain bids this month and share them with the board for review and possible approval before moving forward.

Jorge reported that the pool gate installed last year is in need of repair before the pool season opens.

Also, a new motor is needed for the wading pool. Work is being performed this week on the motor by City Electric.

Jorge has purchased and had delivered 24 new pool deck chairs, as the board approved last fall.

Sonitrol

John provided an update on his and Jorge's meeting with Sonitrol to discuss rates and service. Sonitrol has proposed a new rate of \$174/month. Billy offered to call his contact at Sonitrol to discuss the recent proposed bid and see if other improvements on it can be made. Kelly moved to accept the latest bid unless Billy is able to secure a better one. Don seconded the motion and the motion carried.

Villages of Rabbit Run

Kelly indicated that some RRHA members have suggested that the board approach Atchison Heller, the developers of the Villages of Rabbit Run, re: collaborating on a new clubhouse and pool for their development and Rabbit Run. This has been discussed with Atchison Heller previously and a joint agreement could not be realized. After extensive discussion, the board requested that Susan contact Steve Heller to see if his company is open to revisiting this issue in response to the homeowners' request that the board do so. Susan will update the board as soon as possible so that follow-up meetings can be scheduled in May, if needed.

Billy made a motion to adjourn the meeting, and Bob seconded the motion. The motion carried.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Susan Lancho