

MINUTES
Rabbit Run Homeowner's Association
Board of Director's Meeting
January 23, 2006

Board members present: Don Jones, Lisa Lear, Jim Tudor, Bob Simpson, Richard Potts, Billy Smith, Bernie Thompson

Also attending: Jorge Lancho, Lancho Management Group; Clare Frost, bookkeeper

Board President Don Jones called the meeting to order at 6:33 p.m.

Minutes

Previous meeting's minutes were approved earlier in the month.

Financial Report

Clare provided an overview of the financial report. Don reported that one resident in arrears on dues would pay \$1,477.70 once her refinancing is complete.

Richard asked if "double payments" were acceptable. Clare stated that it would not be a problem from a bookkeeping standpoint to accept partial payments before the due dates.

Billy questioned the amount on the balance sheet for the clubhouse, pool and amenities. Billy asked if RRHA has enough insurance for replacement. Richard stated he thought we had a sufficient amount.

Action item: Richard will get with Kelly to see if we have enough coverage.

Action item: Sharp Lawn needs to send their monthly bills to Clare.

Action item: Jorge is to place the annual audit in filing cabinet once we receive it from the accountant.

Jorge discussed the new tracking sheet for new Sonitrol keys. This new tracking sheet will allow the board to see where the new keys that where purchased are going.

Jorge explained that the city is requiring a \$15 alarm fee for any residence or business that has an alarm system. Jorge filled out all the contact information and sent it in along with the \$15 to Sonitrol.

The topic of re-bidding the alarm system was mentioned.

Action item: Richard will look at other options.

Action item: Jorge to provide to Richard Sonitrol payments for last couple years.

Discussed landscape project on Fort Harrods Court.

Action item: Jorge to call Germann Brothers to get quote on barrier and landscaping and should obtain one other bid.

Action item: Jorge is to contact Streets and Roads to see if they will install a “No Outlet” sign on Fort Harrods Court.

Jorge presented a list of supplies needed for the upcoming pool season. Billy made a motion to purchase these items and Jim seconded the motion. Motion passed.

Action item: Jorge to contact Brad on purchasing the pool supplies for the upcoming pool season.

The board discussed if we should purchase new tables and chairs for the recreation center. This will be discussed further at the next meeting.

Action item: Jorge to call Jeff Self to learn where blue chairs were purchased.

Richard made the motion and Don seconded to buy a chair rack. Motion passed.

Action item: Jorge to purchase chair rack.

The board discussed having a neighborhood potluck and different events for men and women.

Action Item: Bob was asked to lead social committee.

Discussed purchasing additional deck chairs. Board members have observed that more chairs are often needed around the pool in the summer.

Bernie moved and Don seconded to purchase 10-15 additional deck chairs. Motion passed.

Action item: Jorge to buy deck chairs.

Discussed sprinkler system. Richard is concerned that the system won't work this spring. He recommends having someone assess our system and determine next steps.

Action item: Once warm weather arrives, Jorge will schedule to have someone review sprinkler system.

Don discussed the need for more storage for pool chemicals and other recreation center supplies and equipment. The pump room storage space is very limited. Chemicals are

currently stored in the pump room, but are causing damage to the drywall, paint and equipment.

Action Item: Jim will research constructing an additional storage room for the clubhouse.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Jorge Lancho