



MINUTES  
Rabbit Run Homeowner's Association  
Board of Directors Meeting  
October 27, 2008

Board Members Present: Maria Gnas, Don Vittetow, Bob Simpson, Jim Tudor, Richard Potts, Billy Smith, Kirk Lear, John Elias

Others Present: Gordan Doyle, Jorge Lancho, Susan Lancho, Clare Frost, Linda Bunting

President Jim Tudor called the meeting to order at 6:38 p.m.

Financials

Clare reviewed the financials and noted that the profit and loss statement provided at the meeting was in error but all other reports were accurate. She said she would forward the correct profit and loss statement to members by e-mail after the meeting (she did so). She also reported that several members are prepaying their dues this year, and that collections are up \$20,000 from this time last year.

One resident severely in arrears on his dues payments from previous years continues to request that a reduction be granted in the amount due. The request has been denied and the association will continue to pursue collection of dues owed.

Jorge reported that rentals of the recreation center continue to increase. One resident, for example, has secured the center for several days over two and a half months in 2009 for square dancing.

Landscaping

Jorge reported that Klausing Group will fulfill the terms of their contract, which ends November 1. Jorge will work with them to assure that all tasks associated with their contract are completed as we make the transition to the new firm, Southern Comfort Landscaping. For example, Klausing will replace the tree in the island on Wellington Lane this fall.

Jorge reported to the board that 33 burning bushes along the recreation center parking lot should be replaced this fall. Richard made a motion that the bushes be replaced and Billy seconded it. The motion carried and the bushes will be replaced.

Winter Event

Jorge reminded the board that Santa Claus will visit the recreation center on Sunday, December 7 from 2-4 p.m. Refreshments will be available, children will receive treats, and parents and grandparents can photograph and videotape their children/grandchildren with Santa. The event is always a success, as it provides a nice alternative to standing in long lines at the mall, etc. The event has been promoted in previous newsletters, is listed on the website, and will be highlighted again in the next newsletter. Signage will also be posted at the recreation center and at neighborhood entrances the week prior to the event.

Floors

Jorge will have the recreation center floors stripped and waxed before the next board meeting, working around rentals, etc.

New board members

Jorge thanked outgoing board members Jim Tudor and Kirk Lear for their service to the board. They have both been active members and their voluntary service to the association and the neighborhood has been greatly appreciated.

The board unanimously elected the following board members for 2008-2009: Billy Smith, Bob Simpson, Richard Potts, Gordan Doyle and Linda Bunting. Maria Gnas, John Elias, Don Vittetow and Kelly Stone will also continue serving their terms on the board. Officers for 2008-2009 will be elected at the November meeting.

Management Services Inquiry



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Jim Tudor brought to the board's attention a management contract for the association submitted by Edwin Gibson. The board had already previously approved extending the contract of Lancho Management Group for 2008-2009. No due diligence has been conducted on this proposal to compare it to the approved proposal. After some discussion, the board agreed that they had already selected a management firm for this year, and that they may review other bids next year.

Event for "tweens"

Richard suggested that the board and management company consider an event for children in Rabbit Run ages 10 to 13 years. Maria suggested waiting until after the holidays and perhaps conducting a Guitar Hero type of party.

Maria moved to adjourn the meeting and Billy seconded the motion. The meeting was adjourned at 7:10 p.m.

**The next board meeting will be held Monday, November 24, at 6:30 p.m.**

Respectfully submitted,

Susan Lancho