

**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board of Director's Meeting**  
**August 26, 2006**

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

Also attending: Jorge Lancho, Lancho Management Group; Joe Cerzosie; Buddy Cunningham; Tom Edwards; Dan Rosensohn; Terry & Donna Burch; Laura Barnes; Tony & Fern Orlando; Tonia Rice; Mrs. Cloyd; Kirk Lear

Board President Don Jones called the meeting to order at 6:36 p.m.

Financial Report

Clare provided an overview of the financial report and indicated we only had 4 households with dues to be collected, and two were experiencing extenuating circumstances. One is refinancing and we have been contacted by the bank to settle the outstanding balance. The second one paid \$150 and now owes a little under \$200. The last 2 are in court and we are trying to garnish any assets that might be available. Five residents have taken advantage of our option to pre-pay their dues.

All monthly reports were reviewed and no one had any questions.

Richard asked Clare if the accounts we had set up and the names for the accounts were appropriate and Clare said yes.

Jorge mentioned that the \$3000 from the city had been received to replace some ice damaged trees and to repair any side walks that needed to be repaired.

Pool Repairs

Don asked that the deposit for the pool repairs be sent out by Clare on 8/29. This was approved and sent out. Don requested that the following email be added to the minutes:

Monday, July 10th, along with Jim Tudor, Billy Smith and Bob Simpson we met at Copperfield to observe the pool repairs that were done with the PVC material. We were all impressed with the findings. At this date Billy Smith and I have exhausted all means to have other pool contractors to come and give us a bid concerning the deterioration repairs. They express their opinions they do not want to do commercial work. They only want pool work at the home level because there is more profit in that work.

As you know from the email attachments that I have sent on the pool bids they are as follows:

Renosys PVC will install a liner and Coping for \$20,232.00. This the total job without any surprises during the installation.

Geddes Pool Proposal for remarciting is \$13,950.00. To replace the coping would be an additional \$12,170.00. This total is \$26,120. Jorge has informed me that we have several cracks in the pool and I discussed this with Norm Linville at Geddes Pool Company last evening. His statement was that if we only have 3 or 4 cracks it would be an additional \$3000 to \$5000 for that repair. He also wanted us to realize that

while doing the repairs, if they found any additional work needing to be done, that was not visual to him at the time he inspected, we would have additional charges to be determined during that time. We are now facing an approximately \$30,000 repair with unknown repairs with Geddes proposal.

I make a proposal at this time we pursue the Renosys bid. I firmly believe this is the best way to go.

Please respond as soon as possible, so we may contact the company and schedule the repairs.

Thank you,

Don Jones

The motion was approved by a vote of 6-1 with 1 no vote due to vacation.

A discussion about creating a committee to work on a survey resulted in Richard making a motion to have a separate meeting to discuss the survey. Jim seconded the motion and it was carried.

The decision to have the board act as the committee was proposed by Kelly and seconded by Don. The motion carried. Don asked Jim to chair the committee and Jim agreed.

#### Tree Removal

Jorge presented 3 bids on the tree removal next to the clubhouse. Don made a motion to accept the Bailey and Sons bid. Bob second the motion and the motion was carried.

Action item: Jorge to contact Bailey and Sons to get the trees removed. (This has been completed and the trees have been removed.)

#### 2006-2007 Budget

Jorge presented the proposed budget to the board for approval to send out to residents. Richard made a motion to accept the proposed budget to send out to residents. Billy seconded the motion and the motion carried.

Action item: Jorge to send out the proposed budget. (This was mailed to residents on September 11)

#### RRHA Insurance update

Kelly discussed the new proposed insurance policy and the advantages and cost savings to changing our current policy. Joe Cerzosie, of Lexington Insurance Agency, answered questions from the board about the new policy. After all the questions were answered, Richard made a motion to accept the new policy and move forward in starting the new policy on October 1. Kelly seconded the motion. The motion carried. Joe will make all the arrangements and get the proper paperwork to the board to sign.

#### Newsletter

Jorge presented the current newsletter for the board's approval. Richard requested that the issue about parking on the street and trimming trees be separated in two different paragraphs. Don motioned to approve the newsletter once the change was made. Billy seconded the motion and the motion carried.

Billy moved to adjourn the meeting and Jim seconded.

The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Jorge Lancho