



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
February 25, 2008

BOARD MEMBERS PRESENT: Jim Tudor, Richard Potts, John Elias, Kelly Stone, Bob Simpson, Billy Smith

OTHERS PRESENT: Jorge Lancho, Susan Lancho, Clare Frost and Bernie Thompson

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

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

FINANCIAL REPORT

Jorge and Clare provided a review of the financial report, including collections to date. The Association's attorneys are proceeding with filing claims in Circuit Court on one member who has been significantly in arrears on dues payments. They will pursue a foreclosure proceeding.

Small claims court dates have been set for other members in arrears and this information will be forwarded to the residents.

Jorge indicated that rentals for the recreation center continue to be steady, with revenue of \$1,625 received year to date (since November 1, 2007).

John Elias raised a question regarding the sales tax paid to Renosys for pool work conducted last year. Jorge and Clare will check to confirm the sales tax indicated on the invoice is the correct amount.

OLD/NEW BUSINESS

Pond update

Jorge spoke with two attorneys regarding the pond located behind Comanche Trail, Blenheim and Turtle Circle, since residents had raised questions about the maintenance of the pond and liability issues. One, Tom Marks, told Jorge that it was his understanding the deeds for homes along the pond indicated these homes' owned the lake property and were responsible for it. His firm could conduct additional deed research on this issue for between \$700 and \$1,000. Another attorney, Virginia Lawson, confirmed that these homes' deeds indicate that the pond is their responsibility. Virginia is a Rabbit Run resident who lived in a home on the pond at one time. She is also a former board member.

Roof repair

Jorge reported that the roof repair work will be conducted in late March.

Wellington Lane Tree Replacement

A new tree for the Wellington Lane island is scheduled to be planted this spring.



Newsletter

The next newsletter will be mailed on March 10, along with this year's pool pass forms for residents to complete.

Security monitoring company

John reported that he had initial discussions with Bass Monitoring Co. about projected fees for Rabbit Run should the Association decide to entertain other proposals. The current monitoring company is Sonitrol. At first glance it appears that in the short-term there would be approximately \$8,000 in upfront costs to switch out keys and equipment, but that the Association would recover those costs and then begin realizing savings in approximately 30 months. John will follow up with Bass and Sonitrol, however, to make sure he is comparing comparable service agreements, and then report back to the board.

Pool chairs

Jorge reported that he will be purchasing from Sam's Club additional pool chairs to replace damaged ones still on the property, as the board approved at the end of the pool season in 2007. He has been awaiting the chairs' arrival at Sam's Club.

Upcoming mailings and events

Jorge reported that other mailings and events that have been scheduled include:

Easter Egg Hunt – March 22

Rules and Regulations mailing – May 12 (with newsletter)

Pool opens – May 23

Summer Cookout at the pool – July 12

Pool Pizza Party – August 15

Visit with Santa – December 7

Pool company insurance certificate

Jorge was asked to confirm that the pool management company's insurance certificate is current.

Sewer fee issue/water meters

Given the significant upcoming increase in sanitary sewer user fees, which are directly related to water use, Richard and other board members asked Jorge and Susan to report back at the March meeting with specific information regarding opportunities to save money in sewer fees through the installation of separate meters for water service lines used only for watering the grounds, etc.

With no further business, Billy moved that the meeting be adjourned, and Richard seconded the motion. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Susan Lancho