



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

**BOARD MEMBERS PRESENT:** Jim Tudor, Don Vittetow, Kirk Lear, Richard Potts, John Elias, Kelly Stone, Maria Gnas

**OTHERS PRESENT:** Jorge Lancho, Susan Lancho, Clare Frost and Craig Stavnes.

Jim Tudor called the meeting to order at 6:33 p.m.

November meeting minutes were reviewed. Richard made a motion to approve the minutes, and Kelly seconded the motion. Motion carried.

**FINANCIAL REPORT**

Jorge provided a review of the financial report, including collections to date.

Jorge and Clare provided an overview of the collections procedure and noted the accounts that remained in arrears. Those residents will absorb any legal fees that are required in the collection efforts.

Jorge noted that rentals of the recreation center are occurring at a similar pace as last year, with a current collection of \$1,175 since November 1.

Clare and Jorge provided clarification for questions asked regarding the financial reports, explaining the contingency fund, the notations of pre-paid dues, and noted that our accounting reports are accrual-based rather than cash-based reports. The Association's fiscal year is November 1 through October 31.

**OLD/NEW BUSINESS**

**Resident questions**

A resident asked why membership cards were distributed months after annual dues are paid. Jorge explained that the cards' only purpose is for access to the pool in the summertime; they are not needed for recreation center access. Since there are members moving into and out of the area between November and April, the practice has been to wait until late spring to confirm members' names and addresses and issue the cards just prior to pool season.

A resident also asked if the pond located behind Comanche Trail, Blenheim and Turtle Circle is maintained with Association funds. It is not. The Association does not maintain the pond and does not own the property. Rather, the property is divided among the residents whose properties surround the pond. They pay the electricity for the fountain, etc. The board did ask Jorge to follow up with an attorney to be certain of the Association's liability regarding the pond, if any.



### **Santa Visit**

Jorge provided an update on the December 3 Santa event, indicating that the 47 adults and 45 children who attended seemed to enjoy the event and looked forward to next year.

### **Wellington Lane Tree Replacement**

Jorge reported that Klausung, the new landscaping company, will provide pricing information for replacing the tree, but they have also taken soil samples to determine if there is a fungus in the area that caused the tree to die.

### **New roof**

Jorge has negotiated and obtained an additional bid for replacing the roof that will save the Association an additional \$2,500. Therefore, the roof, which was damaged during last year's hailstorm, will be fully covered by the insurance company. The repair will be performed in February or March, depending on the weather.

### **Frequently Asked Questions**

Susan has added an FAQ section on the website to answer commonly asked member questions. A portion of these questions will be included in each newsletter, too.

### **Garbage Collection**

Susan will add a reminder in the next newsletter regarding placement of waste receptacles on the street only during appropriate hours.

### **Exercise Room Sign**

Jorge will have a sign made for the exercise room, at the board's request, to remind members that children in the room must be properly supervised. A resident had raised a concern about children in the room.

### **Other Updates**

The next newsletter will contain ads so that the cost to produce and mail the newsletter is covered. No profit will be made from the ad sales.

Jorge will continue to remind residents about not parking on the street, and has recently had a complaint regarding a vehicle without tags parked on Mountjoy as well as a white trailer and a car parked in a front yard.

Richard asked Jorge to look into a ventless fireplace for the recreation center.

Jorge reported that faux silk trees had been purchased for the multipurpose room and that some residents had complimented the new look Kelly moved and Richard seconded the motion for purchasing a few more to complete the room as well as greenery for the kitchen.

Jorge noted that the bathrooms are beginning to show their age and that he would present a preliminary proposal for updating them at the next meeting.



Kirk suggested considering the purchase of a TV for the multipurpose room. This will be discussed again at a future meeting.

John Elias suggested researching the phone service and security system costs to determine if they are still competitive. Jorge will research switching to Insight for phone and cable service and John is researching security system options as an alternative for Sonitrol, the current security service.

Richard indicated that a note regarding covering recycle bins should be included in the next newsletter.

Maria asked that all remain cognizant of not including in agendas or minutes the names of residents who are delinquent in paying their annual dues, etc.

Kelly moved to adjourn the meeting and Don seconded the motion. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Susan Lancho