

MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
March 26, 2007

Members present: Billy Smith, Maria Gnas, Kelly Stone, Richard Potts, Lisa Lear, Jim Tudor, Bob Simpson, Bernie Thompson, John Elias

Others present: Jorge Lancho, Susan Lancho, Clare Frost

President Jim Tudor called the meeting to order at 6:34 p.m.

The minutes of the February meeting had already been reviewed, approved and posted on the website.

Financial Report

Jorge provided a collections update. No new activity to report regarding outstanding collections, although efforts to collect outstanding dues continue. Two homeowners' accounts have been forwarded to small claims court.

Two households outside neighborhood have joined recreation center.

The number of rentals at the recreation center continues to increase, which is positive.

Jorge reviewed the monthly bills to be paid with the board. Maria requested of Clare that the pool contract expenses be separated on the "bills to pay" section.

Old/New Business

- a) **Easter Egg Hunt** – Jorge reported that the Easter Egg Hunt was a success – with great weather and attendance. Children enjoyed lemonade, punch and snacks as well as hunting for more than 600 eggs. A dozen eggs were special "prize" eggs. Alli Duncan, a neighborhood Lafayette High School Student, helped with the Easter Bunny's appearance and did a great job.
- b) **Neighbors Helping Neighbors update** – Two more residents have volunteered to help with this new neighborhood assistance program. So far, no requests for assistance have been received.
- c) **Alcohol policy review** – Our insurance agent has confirmed that residents renting the recreation center do NOT need to purchase an additional rider to their homeowners insurance policy if they choose to serve alcohol at an event at the recreation center. However, such parties must not involve selling alcohol any form – no cash bar, etc – in order to comply with guidelines. Kelly advised that Jorge and Susan should still ask for proof of homeowner's insurance policy and "host liquor liability" proof in the renter's policy. He also advised establishing

formalizing the rental process more – with a form for renter’s to initial and/or sign – that indicates they understand the guidelines, will have proper chaperones, understand RRHA is not liable, etc.

ACTION: Susan to draft agreement before next meeting and have Kelly and attorney review.

- d) **M and M Sanitation** – An M & M representative conducted a site visit to Wellington Lane and will take action to have truck drivers avoid going into common grass areas, etc. Bob inquired about streamlining garbage pickup in the neighborhood with one vendor. Richard advised that the board could petition each resident or see if residents wish to petition for LFUCG collection services, but several board members indicated LFUCG is more expensive. Discussion tabled for now.
- e) **Vending machines**– Richard and Jorge reviewed five vendors. They recommend selecting Pepsi for the new vending machine in the pool area (replacing the Coke machine removed by Coca Cola). RRHA will receive 25 percent of the profit at \$1.25 per 20 oz. Bottle. Or RRHA could sell the drinks for \$1 per bottle and waive the additional quarter profit. Richard indicated having the machine costs between \$6 and \$8 per month in electricity. The contract is flexible. One board member asked if Diet Cherry Pepsi could be added to the selection list. After discussion, Billy moved and Jim seconded to proceed with the Pepsi contract. Motion carried.
- f) **Voting location** – Susan reported that she had spoken with a representative at the County Clerk’s office re: the desire to again use the recreation center as a voting location. The representative said that for many years the office had experienced challenges using Rabbit Run – contact names changed, they couldn’t locate contacts, etc. Susan assured her that the board and current management company was unaware of these problems and could easily address them. Richard asked Susan to contact Jay McChord and request his assistance. (She has since done so and drafted a letter for Jim to sign and send to Mr. Blevins.)
- g) **9th Council District meeting for neighborhood presidents** - Jorge reported that Councilman Jay McChord will use the Recreation Center on April 30 for a meeting of all 9th District neighborhood and homeowner’s association presidents. Jim Tudor will represent Rabbit Run.
- h) **Neighborhood surface upgrades** – Jorge and Susan presented updated information from Parks and Rec and vendors re: a new playground surface for the older playground equipment areas. Richard moved and Kelly seconded approval for moving ahead with fixing these areas. Motion carried. Billy advised that the bench was in need of replacement (already noted at Easter Egg Hunt) and the chains on the playground equipment need to be lubricated. (The bench has been replaced.)

- i) **Gardening Angels** – This gardening group agreed to plant flowers at the Lappin Lane entrance to improve its appearance, but no water source is available at this location. Billy recommended a vendor for periodic watering. The board tabled the discussion until the next meeting.
- j) **Recreation Center upgrades** – Bids for painting the center were reviewed and one selected, with a motion by Billy and a second by Jim to go with Pete’s Painting and Remodeling. All contractors must have general liability and worker’s compensation insurance. Work will be conducted in April.
 - a. **Kitchen upgrades** – Jorge provided updated quotes on cabinets with different materials and revised design to contain costs. John Elias indicated he would get new bids for cabinets to determine if costs could be contained even more.
 - b. **Ceiling tiles** – Jim and Billy can obtain ceiling tiles and will schedule for installation. Bernie inquired if there were any new leaks in the roof. The leaks have been repaired.
 - c. **Fireplace** – Billy will check with his contact to determine if the electric fireplace available for minimal charge is still available.
- k) **Pool repairs** – Jorge and Richard reviewed bids for fence repairs, deck work, etc. extensive discussion followed regarding type of material needed, cost, and durability.

Action: Jim will obtain bids on redwood versus treated lumber for deck separation strips.

On other bids, Richard moved and Billy seconded approval to proceed with upgrades. Lisa Lear abstained.

- l) **Advertisements for newsletter** – Susan reported that the association has received inquiries for placement of simply ads in the newsletter. Other area associations (Palomar, Firebrook, Andover, etc) have paid ads in their newsletters. The board agreed with this was acceptable and a good means for covering newsletter costs.

Action: Susan to develop ad rate and guidelines sheet.

Side light on recreation center – Maria suggested installing an outside light on the side of the recreation center (exercise center side) for added security in the evening.

Action: Jorge to research light installation.

- m) **Neighborhood potluck dinner** – Bob suggests May 19 in the evening for a potluck for adults. RRHA would supply chicken or some other meat dish. Susan will assist Bob in sending out notice. The board also authorized ordering simple signage to promote the event.

With no further business Lisa made the motion and Kelly seconded adjournment of the meeting. Motion carried.

The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Susan Lancho