



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
March 23, 2009

BOARD MEMBERS PRESENT: John Elias, Maria Gnas, Richard Potts, Billy Smith, Don Vittetow, Kelly Stone, Bob Simpson, Linda Bunting and Gordon Doyle.

OTHERS PRESENT: Jorge Lancho and Clare Frost

President John Elias called the meeting to order at 6:30 p.m.

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

FINANCIAL REPORT

Jorge and Clare provided an update of the financial report, including collections to date. Clare informed the board of the upcoming small claims proceedings in April. Jorge informed the board that collections are off year to year by \$900. This does not include the two homes on Quarter Horse, which are in Circuit Court proceedings. The board discussed the next steps for the homes on Quarter Horse. Richard made a motion and Kelly seconded it stating that the board should move forward with foreclosing on the properties. The board voted 9-0 to ask the lawyers to proceed ASAP.

Jorge informed the board that all Sonitrol keys have been deactivated for the non-pays.

Jorge indicated that rentals for the recreation center have increased year-to-year by \$275. The current total year to date is \$2,050.

It was asked if the clubhouse can be rented by non-members. Jorge stated only members were allowed to rent the clubhouse. A member can rent it for a friend but the member is responsible for the rental. Members of the board wanted to make sure that members always have an opportunity to rent the clubhouse without having to compete for rental opportunities with non-members. Another reason rentals are reserved for members only is that the Association has some authority over it members versus non-members should damages occur during the rental.

OLD/NEW BUSINESS

Pool updates

Jorge showed the board sample swatches for new umbrellas in the pool area. The board approved the striped umbrellas. Jorge also discussed the new bins that would be used for recycling during the pool season. The board approved the use of these bins.

Due to the damage the Pepsi machine has received, Richard requested that a sign be placed by the machine stating the money is removed nightly. Jorge will have that in place before the pool opens. During these discussions the idea of placing a camera in the pool area was brought up. Kelly mentioned LexCam as a company that might be able to install one for a good price. Jorge will call LexCam and get some pricing and information in time for the pool opening.



The new pool drain requirements were discussed and Jorge informed the board that the drains were in and would be installed in April. He also gave the board a diagram of the possible drain improvements that might be needed if our drains do not meet the new codes. Brad has hired a diver to inspect the drains and let the board know if we will need to upgrade them.

Newsletter

Jorge informed the board that the spring newsletter would go out the week of March 23. Jorge showed the board a sample of the ads that were acquired for that edition of the newsletter. The board had already approved the newsletter.

Replacement Worksheet

Clare stated that the board controls the replacement fund and that the money can be reallocated if the board chooses to do so. She also stated that more lines items could be added to the worksheet. The current amount of funding for this account is \$15,000.00 per year. It is currently divided among eight categories. Don inquired about the goal of the account, and Richard explained that the account exists to make sure that if and when something needs to be replaced the Association has funds to cover it. The board agreed that the categories and amounts need to be updated. Jorge was asked to gather information via e-mail from board members and have a new draft for the next meeting.

A motion to adjourn the meeting was made and seconded.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Jorge Lancho