



MINUTES
Rabbit Run Homeowner's Association Board Meeting
November 24, 2008

Board Members Present: Linda Bunting, Maria Gnas, Gordon Doyle, Richard Potts, Billy Smith, John Elias, Kelly Stone and Don Vittetow

Others Present: Jorge Lancho, Susan Lancho and Clare Frost

Treasurer John Elias called the meeting to order at 6:37 p.m.

Financials

Jorge reviewed the dues collections report and noted that there were several similarities to the same period last year, including the amount of outstanding dues and the members who had outstanding dues.

There was a question about the contingency fund in the financial report. Clare noted that since the association has sufficient miscellaneous income annually there isn't a need to fund this account. (There are two types of "contingency" funds listed – the contingency fund and the "future replacement" fund.) Richard made a motion that we remove the \$0 contingency fund off the budget sheet as a line item to avoid any confusion. Billy seconded the motion, and the motion carried unanimously.

Kelly asked about significant outstanding dues for one member that has been in arrears for some time. The Association has judgments against both Rabbit Run properties owned by this member.

A question arose about the foreclosure process, since foreclosures are affecting some homes in Rabbit Run. When homes go through foreclosure, taxes are collected first, and then other entities owed money are "in line" to collect. Rabbit Run is named as a collector (for dues payments) in those properties going through foreclosure in Rabbit Run.

Election of New Board Officers

Nominations for Rabbit Run Homeowner's Association president, vice president and treasurer were accepted and voted on. Billy nominated John Elias to serve as president, Richard seconded the motion, and John was voted president unanimously. Billy nominated Bob Simpson as vice president, with Don seconding the motion, and Bob was voted vice president unanimously. Billy nominated Richard Potts as treasurer, and John Elias seconded the motion. Richard was elected treasurer unanimously.

December meeting cancelled

Due to the holidays, Richard made a motion to cancel the December meeting. Kelly seconded the motion. The motion carried unanimously.

Landscaping Update

Jorge indicated that Southern Comfort had suggested that the board consider installing all new burning bushes along the parking lot at the recreation center so that the bushes would be similar in maturity. The board declined, however, and authorized only those that have died be replaced with new bushes.

Newsletter

A draft newsletter was reviewed by the board and changes noted. The newsletter was mailed to Rabbit Run homes in late November.



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Susan suggested that in future issues the board members be introduced to the Rabbit Run community by sharing basic information (number of years in neighborhood, occupation, etc) and perhaps a photo, so that members can get to know board members better. The board was agreeable to this suggestion.

The board requested that Jorge obtain from Southern Comfort Landscaping an estimate for trimming street trees in the neighborhood. (Jorge has obtained this information – Kirk Lear of Southern Comfort has indicated the cost to trim lower branches of tree to code and clean up would be \$25 per tree.)

Utility Bill Review

Linda Bunting suggested that the Association review its phone and cable bills to see if bundling these bills with one provider would result in savings for the Association. The management group will look into this. Likewise, the management group will also review waste collection and recycling services to determine if the existing service is still competitive.

Board Member Binders

Jorge reviewed with all board members the content of the binders for each that he compiled, which includes information about the Association that will be helpful to them during their service to the organization (by-laws, board contact information, etc.)

With no further business, Billy made a motion to adjourn the meeting, and Don seconded the motion, which carried unanimously. The meeting adjourned at 7:11p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group