



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
October 22, 2007

BOARD MEMBERS PRESENT: Maria Gnas, Bob Simpson, Bernie Thompson, Billy Smith, Jim Tudor, Lisa Lear, John Elias, Richard Potts

OTHERS PRESENT: Jorge Lancho, Clare Frost, and Donald Vittetow

Jim Tudor called the meeting to order at 6:39 p.m.

September meeting notes had been approved and posted on web site.

FINANCIAL REPORT

Clare provided a review of the collections to date and other current bills. Collections have already been coming in for the 2007-2008 dues at a very good pace since the bills went out. Jorge noted that invoices for 2007-2008 dues had been mailed on October 3.

OLD/NEW BUSINESS

Landscaping contract

During the last board meeting, the board discussed at length the options to table discussions of the lawn care contract until the October meeting due to one of the bidders backing out the day of the meeting. Jorge was asked to obtain additional landscaping bids (and making all bids received open and providing an opportunity to re-bid), as well as three bids for managing the storage and annual installation of the holiday lights. Jorge reported that four bids were obtained for this year's landscaping contract.

(Jim explained to the board members who were not at the last board meeting that we had received only two bids by the September meeting and the board had requested a delay until the October meeting.) Jim asked if we should open all four bids or go with the original two. The board decided to open all four.

The board discussed the four bids at length. During the discussion, Lisa mentioned that the bids were great and Maria asked if all the references checked out. Bernie, along with other board members, complimented Sharpe lawn for the good job they had done over the years and mentioned the extra things Sharp would do for the Association. Maria stated that the board should consider the lower bids in order to lower expenses. Bob asked if we should get a contract that paid for each mowing instead of a total package. It was decided it would be best to keep it how it currently is.

Maria made a motion to give the contract to Klausing Group and Billy seconded the motion. The motion carried. Lisa abstained. Some requests were made to Klausing asking for the same crew that works in Beaumont to work on our site and that they would not work on our property on Sundays. Klausing agreed with these requests and sent the management company a letter agreeing to the request.



Holiday Lighting Contract

Jorge obtained three bids for the holiday lighting. After discussing the bids, Richard made the motion to give the contract to Plant Masters. Lisa seconded the motion. The motion carried. Billy brought up a concern about bidding out all the contracts every year. He is concerned that people will stop bidding or that we will get higher bids since they know it will be bid out the next year.

Wellington Way Speeding

John reported that he had concerns on the speeding that occurs on Wellington Way and asked what the board can do. It was discussed that the police will put patrols out for a few weeks and then stop. The board really has no power to control this except to call the police.

Board elections

Board elections were held and two new members were voted on to the board. Donald Vittetow and Kirk Lear are the new members. Billy Smith and Kelly Stone accepted new terms. Lisa Lear stepped down from the board to allow the election of Kirk Lear. Bernie Thompson decided not to accept another term. We would like to thank Lisa and Bernie for their service to the board.

Maria Gnas was elected as Secretary of the board and John Elias was elected the treasurer.

Billy made a motion and Bob seconded adjourning the meeting. The motion carried, and President Jim Tudor adjourned the meeting at 8:09 p.m.

Respectfully submitted,

Jorge Lancho