



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
September 22, 2008

President Jim Tudor called the meeting to order at 6:35 p.m.

Present: Jim Tudor, Billy Smith, Kelly Stone, Maria Gnas, Don Vittetow, Richard Potts, Bob Simpson, John Elias, Kirk Lear

Also present: Jorge Lancho, Clare Frost

Financial/Collections:

Clare provided the update on dues collection, stating that the attorney representing the two homeowners that are currently in circuit court for delinquent dues payments have requested all copies of our files concerning the case. All files were submitted to our attorney two to three weeks ago. She stated that three members have pre-paid their dues for the upcoming year. All invoices for 2008-2009 dues will be mailed the first week in October, with a due date of November 1.

Tennis Membership Request

A request was brought to the board to consider having a tennis-only membership available to residents of The Villages of Rabbit Run. Maria suggested that it might be a good source of revenue and the neighborly thing to do. Kelly and other members were concerned that if the board allowed a tennis-only membership for Village residents, it could create potential for the Association to be subjected to a discrimination lawsuit. Richard and Billy objected to having this type of membership. Jim was concerned that current Rabbit Run members would not approve affording outside individuals membership for a lower fee. Don revisited the by-law that states that anyone can join the Recreation Center for an initiation fee of \$1,000. After more discussion, Maria made a motion and Billy second the motion that the only way someone could join is to pay the \$1000 initiation fee and the \$348 per year. The motion carried 7-2.

Newsletter

Jorge stated that the last newsletter, which was mailed with the proposed budget, only cost the Association \$24.61 to print and mail, since most of the expense was offset by advertising sales.

Insurance update

Jorge stated the renewal for the Association's insurance is due in October. Kelly stated that we should have experienced some relief on our rates. Kelly volunteered to call the insurance agent and ask for a lower price. (Since the meeting, Kelly has spoken to the insurance agent and the renewal rate had been lowered.)

HVAC Repair/Replacement

The board reviewed three bids to repair or replace one of the HVAC units in the recreation center. The board also discussed having a service agreement to have our units serviced twice per year. Kelly made a motion to replace the unit and to reward the contract and service agreement



to Alvin Moore & Sons. Don seconded the motion. The motion carried. (Since the meeting the new unit has been installed and all the units have been serviced.)

Pool Contract

The board reviewed the upcoming pool contract. Some concerns were brought up during the discussion of renewing the contract to Professional Pool Management. They had the lower bid, but the board wanted assurance that the concerns they brought up were resolved before signing a new contract. Billy made a motion to renew the contract if Brad agrees to these recommendations. Kelly seconded the motion. The motion carried 9-0. (Since the meeting, Jorge has forwarded to Professional Pool Management the recommendations, and Brad Hatton, owner, has agreed to them. These include having the lifeguard start work at 9:30 a.m., which will allow him or her to hose down the deck and chairs every morning before swimmers arrive; storing the umbrellas in the storage room every night; not using cell phones during operational hours; and having the guards be more attentive to swimmers.)

Management Contract

Jim presented the renewal contract for the management contract. Billy made a motion to renew the contract with Lancho Management Group. Kelly seconded the motion. The motion carried 9-0.

Board Elections

Nominations were taken for the upcoming vacancies on the board. Gordie Doyle and Bernie Thompson, along with Billy Smith, Bob Simpson, and Richard Potts were nominated. Jim Tudor, the current president, has decided not to be nominated for another term. Jim's two-year president's term expires October 31, 2008.

Recreation Center Improvements

Maria requested that the front door and shutters of the recreation center be painted a different color than what has been used in the past. Richard made the motion to have these items painted. Don seconded the motion. The motion carried 9-0. Maria stated black was one color that might be considered. Jorge talked to two professional designers (one being the designer doing all the work for The Village of Rabbit Run) regarding color selection. Both suggested black. (Since the meeting, the doors and shutters have been painted.)

Richard made a motion to adjourn the meeting and Jim seconded it. The meeting adjourned at 8:14 pm.

Respectfully submitted,

Jorge Lancho