

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
January 25, 2010



Board Members Present: John Elias, Bob Simpson, Richard Potts, Billy Smith, Don Vittetow

Others Present: Jorge Lancho and Susan Lancho (Lancho Management Group), Clare Frost and Larry Morris.

President John Elias called the meeting to order at 6:35 p.m.

The board had reviewed the minutes from the November meeting and approved them by e-mail, and they are posted on the Association's website. There was no meeting in December 2009.

### **Financial Report**

Jorge reviewed the collections report and noted that recreation center rentals continue to increase, with the center used just about every day of the month between paid rentals and use by Rabbit Run groups such as Boy Scouts and home school groups. The center is truly helping to meet the variety of needs for meeting and entertainment space in Rabbit Run. The center is now being used regularly for square dancing classes, yoga and more. We have received \$1700 in rental revenue since November 1, 2009.

There was one issue with a group that rented the facility recently for a party, whereby the cleanup was well below acceptable, and therefore a portion of the \$200 was retained to cover the expense of cleanup.

The board reviewed the financial report and Clare noted that she has forwarded information to the third-party accountants for the annual audit of Rabbit Run financial records.

### **Event update**

Jorge reported that the annual Visit with Santa in Rabbit Run held in December was again a success, with 121 people (children and adults) attending. Visitors enjoyed refreshments and a visit with Santa, during which they took photos, videos, etc. Each child attending received a goodie bag.

### **New Phone Service**

Jorge reported that Clare is looking into changing the phone service and cable service at the Recreation Center to Insight. Billy advised that she should check with Sonitrol security systems first to make sure that this does not impact our security system.

### **Website Upgrade**

Susan reported that she is working this spring to redesign the Rabbit Run website to modernize it and make it a more effective communications tool. While she has made incremental changes to the site the last few years, the upgrade will modernize the look more significantly and make it a better reflection of the Association for members as well as prospective homeowners.

### **Project List**

Jorge reported on the results of the board's ranking of the various suggested improvement projects to the Recreation Center and common areas of Rabbit Run. The board had already authorized Jorge to work with John Elias to upgrade the center's bathrooms this spring, and other high-ranking projects include upgrading Rabbit Run's sprinkler systems and improving the tennis courts. Don recommended moving forward with a plan to refresh the landscaping at all of the neighborhood entrances, as it is looking dated. John recommended first seeking landscape

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design ideas from the Association's contracted landscaping company, Southern Comfort Landscaping.

**Other Projects**

Jorge noted that the Recreation Center floors are in need of deep cleaning and the walls of the center need a fresh coat of paint. The halls can be painted concurrent with the bathroom renovation. The floors are scheduled for cleaning on March 12.

**Other**

Richard noted that the spring newsletter should remind homeowners about trimming street trees and also asked that the issue of possibly extending pool hours in the summer be discussed at a future meeting and then communicated to residents in an upcoming newsletter.

With no further business, Billy made a motion to adjourn the meeting, and Richard seconded the motion. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group