

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
March 22, 2010



Board Members Present: Gordon Doyle, John Elias, Linda Bunting, Kelly Stone, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Bernie Thompson

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

The board had reviewed the minutes from the February meeting and approved them, and they have been posted on the Rabbit Run website.

### **Financial report**

Jorge reported that it was nearing the time for small claims court dates to be set for those residents who have not paid their 2009-2010 dues. He advised that the outstanding dues are the same as last year. He also advised that rentals are up \$325 year to year.

The various financial reports were provided to the board for review.

With Clare absent, Jorge also advised that the annual audit was being completed. He also noted that the board has the authority to vote to determine if they wish for a full audit to be conducted or a review, which would save the Association up to \$2,000 annually. The board tabled more discussion on this topic for the April meeting, suggesting that they may wish to consider conducting a full audit every three years, with a review in between.

### **Pool**

Jorge reported that the pool will be ready for the season 10 prior to opening day. He will communicate with Association members through the normal channels – through the newsletter, special mailing and Web site, as well as an e-mail announcement. New pool chairs will be ready for opening day.

Pool pass forms have already been distributed and new pool passes will be created.

### **Newsletter**

The spring newsletter has been distributed to members and advertisement revenue covered approximately 70 percent of the cost. Ads will be sold for the Rules & Regulations handbook, too.

### **Renovations**

Jorge advised that he is gathering information and bids for the various renovation projects, and samples of stall materials for the bathrooms have been requested.

Some preliminary bids for tile work in the bathrooms ranged from \$9,900 to \$12,100. Linda recommended two other prospective vendors, which Jorge will contact.

### **Playground**

Jorge advised that he has spoken with Steepleton's re: supplying new playground equipment, but since the meeting he has researched other suppliers that may have more competitive pricing.

Jorge advised that the landscaping, sprinkler and tennis court projects are targeted for May-June..

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John made a motion to adjourn the meeting, and Linda seconded it. The meeting adjourned at 7 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group