

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
May 26, 2009



Board Members Present: Richard Potts, Kelly Stone, Don Vittetow, John Elias

Others Present: Jorge Lancho, Susan Lancho, Brad Hatton (Professional Pool Management), and Ted Boehm (LexCams)

President John Elias called the meeting to order at 6:31 p.m. Due to the Memorial Day holiday, the meeting was held on the fourth Tuesday rather than the fourth Monday of the month.

The board had reviewed the minutes from the April meeting and approved them, and they had been posted on the website.

Security camera system

At the request of the board, Ted Boehm of LexCams, an authorized dealer for a variety of video and audio surveillance equipment and services, made a brief presentation about his company's offerings and some initial recommendations for Rabbit Run, and answered the board's questions. He provided insight on his recommendations for installing recommended camera equipment in various locations around the pool and clubhouse. Installation typically takes one day and there is no monthly fee. After the discussion, the board asked him to forward a proposal of services to them, which he has done for board consideration.

Pool update

Brad Hatton reported that the pool is running smoothly, and that as the board requested, staff is reporting to work each day by 9:30 a.m. They hose down the deck twice daily. Jorge asked Brad to have a sign placed on the first table in the pool area when there is only one guard on duty, advising residents that they should sign in. Jorge also requested that the pool begin its regular operating hours on June 5 (which was done).

Updates

Jorge provided an update on the burglary on Comanche as well as the various parking lot improvements and new sign holders in the clubhouse. He also reminded the board about the upcoming Rabbit Run cookout scheduled for Saturday, July 11, and the Pool Pizza Party on Friday, August 14.

Financial report

Jorge reviewed the report of members with outstanding dues, and the various actions and procedures that are ongoing in order to collect the dues. He also reported that rentals of the clubhouse continue to be up year-to-year, and are currently \$325 more YTY than 2008. Jorge also presented the bills to be paid and other financial reports as prepared by bookkeeper Clare Frost.

There being no further business, Richard made a motion to adjourn the meeting, and Don seconded the motion, which carried. The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group

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