

MINUTES
Board Meeting
Rabbit Run Homeowners Association
August 23, 2010



Board Members Present: Richard Potts, Gordy Doyle, John Elias, Kelly Stone, Billy Smith and Linda Bunting

Others Present: Jorge Lancho, Susan Lancho and Clare Frost

President John Elias called the meeting to order at 6:30 p.m.

The minutes from the June and July meetings had been circulated by e-mail and approved.

Financials

Jorge and Clare reviewed the financial reports that had been distributed to board members prior to the meeting. Richard and Clare advised the board that Richard had attended some small claims hearings for members who are outstanding in dues payments. Clare, Jorge and Richard continue to closely monitor outstanding dues.

Rentals of the recreation center are up \$1,800 year to year. The multi-purpose room continues to be used frequently by members.

Jorge advised that a resident recently discovered that a lien on his residence, which should have been removed in 2000 under a previous management team, had not been removed. The resident had paperwork that indicated he was paid in full, etc. Clare will follow up to remove the lien.

Clare shared the proposed budget for 2010-2011. The board reviewed and discussed the proposed budget. Once the proposed budget is approved by the board, it will be sent to all Rabbit Run members prior to the annual meeting in September.

Kelly asked about any 2010 management agent additional labor expenses outside the scope of services. Jorge confirmed that additional labor expenses are \$175 year to date, given the numerous renovations and upgrades that have required oversight in 2010 (renovation of recreation center hallways and bathrooms, new playground equipment and tennis courts) that are outside the scope of services. Any other payments to Lancho Management Group this year outside of the monthly fee have been for reimbursement of supplies and materials expenses for the Association, which have been paid by LMG up front. Clare has copies of the itemized invoices for any such expenses.

Pool Report

In Lexington Pools absence Jorge advised that it is likely a pool motor will be needed before next spring. *(Note: In fact, the pool motor broke Labor Day weekend, and will need to be replaced before next season.)*

Pool Pizza Party

Jorge reported that the pizza party in August went well, with more than 100 people attending.

Other Business

Jorge shared bid information for having the old playground equipment and the entrances power-washed. Billy made a motion to accept the bid and move forward with this activity. John seconded the motion. The motion carried.

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Jorge reported that one of the recreation center's air conditioner's compressors is broken. He provided one bid for replacing and another for fixing it from the vendor that has provided work on our other units previously. John and Billy suggested some other alternatives. After talking to Jorge, John made arrangements to get the unit replaced.

John asked about the possibility of installing a salt disinfectant system for the pool. Such systems are more expensive up front but are considered more environmentally friendly and eliminate the need to purchase and use chlorine long-term. Jorge will ask the pool company to look into this and provide information about these systems to the board.

With no further business, Billy made a motion to adjourn the meeting, and Richard seconded it. The motion carried. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group