

MINUTES
Board Meeting
Rabbit Run Homeowners Association
September 27, 2010



Board Members Present: Linda Bunting, Gordon Doyle, John Elias, Richard Potts, Bob Simpson, Don Vittetow, Billy Smith and Kelly Stone.

Others Present: Patrice Daniel, Jorge Lancho, Susan Lancho and Clare Frost

President John Elias called the meeting to order at 6:34 p.m.

The minutes from the August meeting had been circulated by e-mail and approved and will be posted on the website.

Financials

The annual mailing for the collection of annual dues will occur in September. Dues should be paid in full by Nov. 1. Several members have chosen to pre-pay dues throughout the year.

Billy noted that the format of budget variances on the financial reports is different than GAAP format. Clare explained that this had been requested by a previous board and that the practice had continued. Billy made a motion and Richard seconded it that the format be returned to the GAAP format. Motion carried.

Clare and Richard will work through the various steps that take place re: those members in arrears on their dues, as well as those in foreclosure, bankruptcy, etc.

A resident has asked the board to review the rental fees for residents using the pool and recreation center for parties, and the provision of free use of the center for some nonprofit community groups with ties to Rabbit Run members. These groups include the Gardening Angels, Boy Scout and Girl Scout groups and a home school group. After discussion, the board determined that the rates for renting the recreation center and pool are a very good value for members, and will remain the same. The board also discussed that to be fair to all members, only Boy Scout and Girl Scout groups with a Rabbit Run member in the group can use the center on occasion without paying a rental fee, effective Nov. 1. The Boy Scouts and Girl Scouts will be subject to being bumped if a paid rental is desired by a member for that same date. Richard moved that the board accept this change in practice, and Billy seconded it. The motion carried. Jorge will notify the Gardening Angels and home school group of this change.

Pool Report

A new cover is needed for the baby pool. Jorge is looking into the cost of repairing the existing one rather than purchasing a new one, per the board's request.

The pool company has recommended an increase in their annual fee. Richard made a motion and Kelly seconded that we make a counterproposal to increase the fee by \$1300. Jorge will present this to the pool company.

Landscaping Update

The landscaping committee of the board has recommended that the Association request new bids for new landscaping in common areas, rather than trying to fill in what we currently have, etc. The committee will re-convene in October to discuss and review new bids. Because new

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landscaping will be reviewed, power washing of the entrances and walls around the landscaping has been postponed.

In separate business, the board reviewed the landscaping company contract for the Association's common areas and recommended that Southern Comfort retain the contract. Don made the motion and Linda seconded it. The motion carried.

Management Contract

Don made a motion and Billy seconded it that Lancho Management Group be retained for managing the Association. The motion carried.

2010-2011 Budget

Billy made a motion to approve the proposed budget for 2010-2011 and Don seconded it. The motion carried.

Board Elections

The following outgoing board members were nominated for re-election to serve another two-year term, with no other nominations submitted: John Elias, Bob Simpson, Billy Smith, Kelly Stone, Linda Bunting. Those in attendance cast their ballots and all of these board members were elected to serve a two-year term from Nov. 1, 2010, to Oct. 31, 2012. Their continued service on the board is appreciated.

With no further business, Richard made a motion to adjourn, and Billy seconded it. Motion carried, and the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group