

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 27, 2012



Board Members Present: John Elias, Billy Smith, Bob Simpson, Kelly Stone and Linda Bunting

Others Present: Jorge Lancho

The meeting was called to order at 6:35 p.m.

The minutes from July had been approved and are posted on the website.

Financials

Jorge informed the board that there still is \$8,000 outstanding in annual dues, representing six homes. One property is making payments, we are communicating with the bank on another, and others are either in foreclosure or bankruptcy.

Recreation Center rentals are up \$275 year to year, with 228 rentals since November 1, 2011.

2012-2013 Budget

The board members present reviewed the proposed budget for the 2012-2013 fiscal year and after discussion, approved for the proposed budget to be distributed to all board members for review. The new budget was reviewed by board members and approved via a vote conducted by e-mail.

New/Old Business

Pool Update

No Lexington Pool representative was present, but Jorge reported that he had not received any complaints this summer about the pool.

Jorge advised the board that the last day of the pool season was Labor Day, September 3.

Newsletter

The quarterly, printed newsletter will be mailed, along with the proposed budget for the next fiscal year, to all members in early September.

Pool Party

The pool party had 64 people in attendance. Jorge informed the board that for the last two years he has observed a decline in attendance, but those who do attend appreciate it.

Lawncare Contract

The board reviewed proposals for the lawncare contract. After board discussion, board members in attendance recommended awarding the contract to Landscape Enhancements pending professional reference checks. After reference checks were completed, the recommendation was distributed to other board members for review, and the contract was awarded through board vote conducted by e-mail.

Pool Contract

Board reviewed information for the upcoming pool service contract and by e-mail vote confirmed the contract being awarded to Lexington Pools.

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Management Contract

Board reviewed information for the upcoming fiscal year's management contract and by e-mail vote confirmed the contract being awarded to Lancho Management Group.

Irrigation System

Jorge received three bids for purchase and installation of a new irrigation system around the recreation center. After reviewing all bids, Board President John Elias recommended seeking a bid from an additional company. Jorge has contacted this company with a request for proposal.

Jorge recommended for a fall/spring project reviewing options for installing steps from the parking lot to the tennis courts.

With no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group