



**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board Meeting**  
**August 26, 2013**

Board Members Present: Gordon Doyle, Billy Smith, Kelly Stone, Don Vittetow, Linda Bunting

Others Present: Jorge Lancho, Susan Lancho, Joe Cerzosie

President John Elias called the meeting to order at 6:33 p.m.

The July report (rather than minutes, since business was conducted by email), had been approved and will be posted on the website.

### **Insurance Review**

The board reviewed a proposal for recreation center insurance coverage prepared by the agent that has provided coverage previously. After board discussion regarding what should be added to the draft proposal (additional pool coverage, additional coverage for tennis courts and additional coverage for sewer backup), the agent said he would get additional information for board review. Kelly offered to get additional information from another agency that could provide same coverage we have had in the past.

### **Financials**

Jorge provided the financial report, indicating that the amount of outstanding dues at this time is similar to this time last year in terms of dollar amount (\$8,000 vs. \$8,500) but involves more homes (6 vs. 17). Rentals are up \$14 from last year but we have had 97 less rentals compared to this time last year due to some of the exercise and dance groups not holding classes at the center this year. The average rental cost is \$51.58 this year vs. \$29.56 last year.

The board then reviewed bills to be paid. Kelly asked that the person cleaning the center obtain insurance coverage that would relate to any injuries sustained during cleaning, such as slips or falls, etc. (Jorge conveyed this and insurance has been obtained.)

### **Budget**

The board reviewed the proposed 2013-2014 budget. After discussion, Billy made a motion to approve the proposed budget for it to be sent to all Rabbit Run Homeowner's Association members. Kelly seconded the motion and it carried unanimously. The proposed budget will be mailed to all members with the September newsletter.

### **Other Business**

Jorge reported that this year's back to school pool pizza party had 64 attendees. He reminded the board that the fall neighborhood yard sale, formerly coordinated by the Rabbit Run/Stonewall Woods Neighborhood Association, would be held Saturday, Sept. 21. The Rabbit Run Homeowner's Association will purchase newspaper ads and post signs in the neighborhood.

Jorge provided bid information he has received for purchasing railing for the new walkway leading to the tennis courts. The board requested additional bids. John provided a name and number for Jorge to call. (*Jorge has followed up with the vendor but has not received a bid from them as of 9/22/13.*)



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The board discussed the additional bids and proposals that Jorge has obtained from sign companies for the entrance signs, including the sign company that produced the existing signs.

After discussion, Billy indicated he would follow up with an additional sign company to get information.

Jorge presented information and samples to the board regarding the flooring material that one vendor's designer has recommended based on the board's previous feedback. After review and additional discussion, the board asked Jorge to get pricing for ceramic tile like the kind that is currently in the hallways and bathrooms.

Contractors in attendance at the meeting then excused themselves for a closed discussion to occur among board members present to discuss the processes going forward for renewing/accepting new bids for all RRHA contractor agreements (landscaping company, management company and pool company). Board members agreed that the timeline for the next call for bids for contractors would occur in Spring 2014 via the Rabbit Run newsletter, and that bids received would be reviewed by all board members at a subsequent meeting and determined by July 2014.

Respectfully submitted,

Susan Lancho  
Lancho Management Group