

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 22, 2011



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

Others Present: Jorge Lancho and Clare Frost

John Elias called the meeting to order at 6:32 p.m.

The July meeting minutes had already been approved and will be posted on the website.

Financials

The bills to be paid were presented as well as a report of the collection status of annual dues. Jorge informed the board that we have \$6,000 in annual dues that have not been paid for 2010-2011. This represents five homeowners, and compares to \$7,900 for seven homes at this time last year. Small claims hearings have been set for four out of the five homes and will be scheduled for late August/early September.

Jorge also advised the board that recreation center rentals were up year to year \$1,220. Since the beginning of the fiscal year, which represents 295 days, the center has been rented 217 times.

The board reviewed the bills to be paid and approved their payment.

Jorge presented the 2011-2012 proposed budget to the board for review. After discussion, Billy made a motion and Kelly seconded it, to approve that the budget be distributed to members for review, along with the fall newsletter, in September. The motion carried. The board will vote on the proposed budget at its September meeting.

During the discussion re: the proposed budget, Jorge informed the board that all three contractors (management group, landscaping contractor and pool manager) had agreed to retain their contracts current pricing for next year's budget. The board agreed to retain all three contractors for the next fiscal year.

Jorge provided the pool report in Lexington Pool's absence. Jorge reported that the pool's last day of operation would be Labor Day, Sept. 6. All of the furniture and umbrellas will be stored and the pool will be closed for the winter on Sept. 7. Kelly mentioned that he believes there is a leak in the baby pool. Jorge will relay this to Todd of Lexington Pools so he can research this in the fall.

Jorge informed the board that a newsletter will be mailed to members in September, along with the proposed budget, with reminders about the Nov. 1 deadline for annual dues.

Jorge reported that the pool party was a success although there were fewer people in attendance this year.

He also updated the board about the landscaping and irrigation system project. Work is scheduled to begin in early September and be completed within one week.

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The board discussed clarifying satellite dish placement on homes. The board agreed that small satellite dishes can be placed on the back side of a house.

The board discussed the fence line along Fort Harrods Drive and what should be done re: the conditions of the fence, which is the responsibility of the residents with the fence. The board decided to initiate communication with these residents re: the conditions of their portions of the fence, and the need to keep the fence attractive.

With no further business, Richard made a motion to adjourn and Billy seconded the motion. Motion carried and the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group