

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
January 23, 2012



Board Members Present: Gordon Doyle, Kelly Stone, Billy Smith, Bob Simpson, John Elias

Others Present: Jorge Lancho, Don Vittetow and Mr. Click

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

There was no meeting in December so minutes were not reviewed.

Financials

Jorge advised the board that outstanding dues collections for 2011-2012 were lower to date than 2010-2011 collections had been at this time. (In January 2011, there were 40 homes outstanding for dues, for a total of approximately \$24,400. In January 2012, there are 39 homes outstanding for a total of \$21,200.) Of the 39 homes currently outstanding, 32 are the same as last year.

Jorge advised that all financial information for the last fiscal year has been sent to the accountant for the annual review. This is different from past years where a full audit was conducted. The board had recommended the change last year. We will do an audit every three years.

He also advised the board that recreation center rentals are up \$1,080 year to year. Rentals are up from 41 at this time last year to 82. The center has had 82 rentals in 83 days.

Jorge also shared with the board the monthly bills to be paid. After board review, there were no questions.

New Business

Santa Event: Jorge advised that the Visit with Santa event went well, with more than 120 people attending. Special thanks are extended to the Gnas family for lending a Christmas tree to be used throughout December in the multi-purpose room.

Problem Addresses: Jorge discussed with the board some problem address that he continues to monitor. These address include homes on St. Stephens Green, Palomino, Wellington, Quarter Horse and Blenheim Way. Jorge has called the city regarding some of the problems with these residences and has been in contact with the owners of some of these homes that are rentals.

Project List: Jorge proposed a new project list for the board to review for upcoming 2012 projects. The board reviewed the projects and prioritized them. Jorge will begin gathering bids for these projects in February and March. The board will finalize the list at the March meeting and initiate work on these in April.

March Newsletter Content: Jorge shared that the March newsletter will include content re: bringing in trash cans from curbs, replacing street trees, special event dates (Easter Egg Hunt is March 24), trimming trees and the 2012 Summer Pool Pass form, which Association members will need to complete.

The board asked Don Vittetow to rejoin the board. Don accepted the request and he will be on the board for this coming year.

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With no further business, Billy made a motion to adjourn, and Don seconded it. Motion carried, and the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group