

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
January 28, 2013



Board Members Present:

Others Present:

The January meeting was conducted by email.

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

Financials

Jorge advised the board that outstanding dues collections for 2012-2013 were higher to date than 2011-2012 collections had been at this time. (In January 2012, there were 39 homes outstanding for dues, for a total of approximately \$21,200. In January 2013, there are 55 homes outstanding for a total of \$30,500.) Of the 38 homes currently outstanding, 55 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.

Jorge advised the board that recreation center rentals are down \$625 year to year. Rentals are down from 82 at this time last year to 39. The price per rental has increased from \$27.67 per rental to \$42.18 per rental.

Jorge also shared with the board the monthly bills to be paid.

New Business

Santa Event: Jorge advised that the Visit with Santa event went well, with more than 140 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 2013 projects. Some of the projects include new signage, remodeling the main hall, a walkway to the tennis courts, and painting the recreation center. 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. The irrigation that was approved last fall will begin in March.

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 16), trimming trees and the 2013 Summer Pool Pass form, which Association members will need to complete. It will also included a summary of the new price increase for the center along with the event calendar for 2013.

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Respectfully submitted,

Jorge Lancho
Lancho Management Group