

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
October 25, 2010



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

Others Present: Sonya Gregory, Jorge Lancho, Susan Lancho and Clare Frost

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

The minutes from the September meeting were approved and will be posted on the Association website.

Other Business

A resident requested time on the agenda to review the action taken by the board at the last meeting to no longer allow rental fees of the recreation center to be waived for various nonprofit groups and appeal for this decision to be overturned. Later in the meeting the board discussed but determined that to be consistent, no groups should be provided free rentals. Gordon made a motion that all non-business-related rentals should be \$25 and Kelly seconded the vote. Motion carried. (All business-related rentals by Association members remain \$75.)

Kelly also asked Jorge to review again the liability issues for rentals by sending a list of the rentals to our insurance carrier and getting an updated opinion on this matter from him. Kelly believes that renters may need to provide not only the signed rental agreement but also a certificate of liability for additional insured with each rental.

Financials

Clare provided a review of the collections and expenses to date. All members' dues are due on Nov. 1, 2010.

Holiday Activities

Santa will visit the recreation center again on Dec. 5, from 2-4 p.m.

Holiday Lights

Jorge advised that the lights are nine-years-old and some need to be replaced. Jorge will look into the costs of LED lights for replacement.

Officer Election

The board conducted elections for the president and vice president positions. John Elias was nominated president. Kelly made a motion to elect John as president for another term and Linda seconded it. Motion carried. Bob Simpson was nominated for another term as vice president. Gordon made the motion to elect Bob vice president and Kelly seconded it. Motion carried.

Other business

Maria suggested that we look into the purchase of a TV for the recreation center's main room. Jorge and Susan will look into costs.

With no further business, Billy made a motion to adjourn, and Gordon seconded it. Motion carried, and the meeting adjourned at 7:53 p.m.

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Respectfully submitted,

Susan Lancho
Lancho Management Group