

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
September 26, 2011



Board Members Present: Linda Bunting, Maria Gnas, Bob Simpson, Billy Smith, Kelly Stone and Don Vittetow

Others Present: Jorge Lancho, Susan Lancho

President John Elias was able to attend so Bob Simpson called the meeting to order at 6:31 p.m.

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

Financials

There are \$6,000 in outstanding annual homeowner's association dues versus \$7,800 outstanding at this time last year. Small claims hearings for outstanding dues were held but none of the homeowners involved were present. The court made judgments in favor of Rabbit Run.

Invoices for the 2011-2012 dues will be mailed to homeowners in October.

Entrance Upgrade

Jorge reported that John Elias had conveyed his disappointment with the size of plant material installed during the neighborhood entrance upgrade and wanted this noted in the minutes.

Jorge reported that the successful bid for the upgrade needed for the entrances is \$1,190. Jorge has reviewed the electric with the potential contractor in detail. The same electric panel will be used but we get all new breakers and lights. Maria made a motion that the board approved this expenditure, and Linda seconded it. Motion passed.

Fence Upgrade

A special letter will be sent to residents whose homes back up to Fort Harrods Drive and have the brick and wooden fences. The letter will advise that it is the homeowner's responsibility to maintain the fence, and that in the spring the board will be contacting members whose fences are in need of repair. The draft letter will be circulated to the board for feedback before being sent to residents. The deed restrictions will be cited in the letter.

Visit with Santa

The annual visit with Santa at the recreation center will be held Sunday, Dec. 4.

Budget

The board had reviewed the proposed budget for 2011-2012 previously and it was circulated to members. With no feedback and no request to make changes, Billy made a motion that the proposed budget be approved, and Kelly seconded the motion. Motion passed.

Dumpster Day

Don shared that a resident asked if a dumpster could be brought to the recreation center parking lot one weekend for residents to use for large trash items. Jorge and Susan will look into this and report back to the board.

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
September 26, 2011



Board News

Kelly and Don informed the board that they would not like to be considered for another term on the board. Their last month on the board is October. Their departure still leaves the board with enough members to continue. On behalf of Rabbit Run residents we would like to thank Kelly and Don for all their work during these past years.

With no further business, Billy made a motion to adjourn, and Don seconded it. Motion carried, and the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group