

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
November 26, 2012



Board Members Present: Gordon Doyle, Billy Smith, Kelly Stone, Don Vittetow, John Elias

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

The meeting was called to order at 7:05 p.m. (having been rescheduled from 6:30 to 7.)

The minutes from October had been approved and will be posted on the website.

**Financials**

Jorge provided an update on 2012-2013 dues. Second notices were mailed on Nov. 10 to those who have not paid dues. There is \$44,200 outstanding, which represents 92 accounts. 52 of the 92 accounts are the same as last year.

Recreation Center rentals were up \$150 for the 2011-2012 year versus the previous year.

The board reviewed the bills to be paid for the month, and discussed re-visiting the list of capital improvements needed for Recreation Center. Also, Clare will forward to the board the latest study of future replacement fund allocations to begin reviewing for any needed updates, and will forward year to year comparisons for actual expenses.

**Other Business**

**Backflow meters**

Jorge is researching the costs for new backflow devices for the sprinkler system at the entrances, since ours have been stolen (likely for the copper). He is also getting information on better ways to secure these devices to prevent future theft.

**New oven**

The kitchen oven, which was donated to the association years ago, was no longer working properly and has been replaced.

**New trees**

Jorge is working with the landscaping contractor to pursue the purchase of trees to make appropriate replacements on Association property.

**Santa visit**

Santa will again visit Rabbit Run on Sunday, Dec. 2, from 2 to 4 p.m.

Billy made a motion to cancel the December board meeting due to the holidays, and conduct any necessary business by e-mail. Kelly seconded the motion, and it was unanimously approved.

With no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jorge Lancho  
Lancho Management Group