



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

Board Members Present: Gordon Doyle, Billy Smith, Linda Bunting, Richard Potts, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Ryan Johnson

In President John Elias' absence Billy Smith called the meeting to order at 6:35 p.m.

The board reviewed a revised version of the August meeting minutes to reflect additional information about a board-member-only meeting to discuss the process for bidding out management contracts for the Association. The minutes were approved with one clarification that the board would approve by the July meeting the following fiscal year's successful bidders.

Holiday Lighting

Ryan Johnson with Landscape Enhancements reviewed a proposal for enhancing the holiday lights at the entrances. The board approved the new design using new white LED lights (no blue hue) and lights to be added to the front lawn of the recreation center near the sign. The bid included lights, installation, removal and storage. The board requested a copy of the warranty on the lights. Richard made a motion to approve the proposal and Don seconded it, depending on the sample lights that Ryan will display temporarily at the center in early November to make sure the color of the lights is acceptable to the board. The motion carried.

Financials

The board reviewed the financial report and bills to be paid. Invoices for 2013-2014 dues have been mailed and payments are due Nov. 1. Rentals are down in number compared to last year due to fewer group rentals (exercise groups, etc.) but the cost per rental is up (\$51.58 vs. \$31.48 average).

Renovations Update

The new tile in the main room of the recreation center has been installed and the contractor has offered to do a few touch-ups to the hallways at no charge. Jorge has been pleased with the quality of workmanship and professionalism of the contractor.

Jorge shared an additional bid on entranceway signage with the board for their review.

Jorge has scheduled painting of the main room, hallways and ceiling in weight room. The colors will remain the same.

Jorge followed up with an additional bid on the railing for the new walkway/steps leading to the tennis courts. A contractor was selected with a motion made by Billy and seconded by Don. Motion carried.

Other Business

Jorge reminded the board that the Visit with Santa is Dec. 1 from 2 to 4 p.m.

He also advised that the Association has purchased a bunny costume for the annual Easter Egg Hunt from the store that used to rent costumes. They are closing.



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The terms of several board members have concluded. Don Vittetow, Linda Bunting and Bob Simpson have agreed to renew their terms, and John Elias has agreed to renew his term as president.

Jorge provided an update on the insurance policy and there was some discussion regarding renting the pool area. The board asked that this issue be tabled for now and will revisit the issue at the January or February board meetings.

With no further business Billy made a motion to adjourn and Richard seconded it. Motion carried and the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group