



MINUTES
Board of Directors Meeting
Rabbit Run Homeowner's Association
August 26, 2019

Board Members Present: Linda Bunting, John Elias, Scott Grospitch, Richard Potts, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, plus one resident

The meeting was called to order at 6:15 p.m. to cover various minor agenda items and allow more time for any feedback and discussion regarding proposed budget and dues.

July meeting minutes have been reviewed and will be posted on the website.

Financials

The financial reports, including collection information, monthly reports, recreation center rental information and bills to be paid were reviewed. There are 9 homes who are in arrears on dues and related late fees, for a total of \$29,891. Liens have been placed on these properties and these accounts have been forwarded to a collections agency.

Old/New Business

The pool's last day of operation will be Monday, September 2 (Labor Day). It will close for the season at 8 p.m. that day. Jorge relayed that the pool company has shared that the pine trees around the pool create maintenance challenges at times.

A letter explaining the need for a dues increase and the proposed budget was mailed to all Rabbit Run members for their review and feedback. Invoices for the next fiscal year's dues will be mailed to Rabbit Run members by October 1 and will reflect a slight increase in dues. Follow-up e-mail reminders will be sent to members after this mailing is sent.

The Rabbit Run Fall Neighborhood Yard Sale will be Saturday, September 21. The Association will take care of promoting the event.

Some members have reported issues with properties, including high grass, leaf blowing issues, etc.

The brick work on the entrances will begin in September to address aesthetics as well as safety of these structures.

Jorge provided an update on the tennis court fence repair. The fence was damaged by a falling tree limb. After discussion regarding costs, Don approved proceeding with repairs for up to \$2,500. Scott seconded the motion, and the motion carried with no opposition.

The proposed 2019-2020 budget was reviewed further. After review, Richard made a motion to approve the budget, and Linda seconded the motion. The motion approved without opposition.

With no further discussion, Linda made a motion to adjourn the meeting and Don seconded the motion. The meeting adjourned at 6:45 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group