

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
October 26, 2015



Board Members Present: John Elias, Gordon Doyle, Bob Simpson, Richards Potts, Don Vittetow, Linda Bunting

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

John called the meeting to order at 6:35 p.m. Minutes from the September meeting had been reviewed and will be posted on the Association website.

Financials

The financial report was reviewed. There is \$19,200 in dues outstanding versus \$13,800 at this time last year. The 2015-2016 dues invoices were mailed to members and are due in full on November 1. Rentals are up \$100 from last year at this time, with eight more rentals year over year. The average rental cost this year is \$60 versus \$64.52.

New/Old Business

Livestock: Jorge provided an update on the home in Rabbit Run with chickens and a rooster, which is prohibited by the deed restrictions. Feedback received from the resident indicated that the matter would need to be referred to legal counsel, which Jorge has done.

Fence staining on Fort Harrods Drive: Jorge provided an update on the bids received for pressure washing and staining the exterior of the fence along Fort Harrods Drive. Don made a motion to pursue the recommended bidder, which is a contractor that has done work for the Association previously and had a competitive bid, and Bob seconded the motion. Motion carried unanimously.

Tree installation: Jorge also updated the board on street tree installation that will occur in common areas in the neighborhood. The project is scheduled for November.

Visit with Santa: The annual Visit with Santa will be held Sunday, December 6, from 2 to 4 p.m. at the Recreation Center.

December meeting: Due to the holidays, Don made a motion to cancel December's meeting and conduct any necessary communications by e-mail. Gordon seconded the motion. Motion carried unanimously.

Board member nominations: The terms of Bob Simpson, John Elias, Don Vittetow and Linda Bunting have expired but they were all nominated to remain on the board for an additional two-year term, from November 2015 through October 2017.

Pine trees near pool: Jorge has received feedback from some residents regarding the pine trees at the edge of the pool deck, in that they block the sun in the afternoon and create cleanup challenges around the pool. Jorge has had preliminary discussions about the trees with the resident behind the pool exploring options, such as removing the trees. The board recommended that Jorge continue researching the issue, getting pricing, etc, should this decision be made in the new year.

With no further business, Bob made a motion to adjourn the meeting and Linda seconded it. Motion carried unanimously and the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group