



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
October 23, 2017

Board Members Present: John Elias, Bob Simpson, Scott Grospitch, Don Vittitow

Others Present: Jorge Lancho, Clare Frost

John Elias called the meeting to order at 6:35 p.m.

The minutes were approved from the September meeting and will be posted on the website.

Financials

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Outstanding dues balances for FY2016-2017 total \$24,635 covering 8 homes. Late fees have been applied and liens have been placed on properties with delinquent payments. (*Since meeting, Jorge has received two payments.*)

Recreation center rental revenue is down \$415 year to year, with four less rentals to date over this time last year.

New/Old Business

Jorge informed the board that the pool renovation project was to start by October 30. (*Since meeting, the project has started.*)

Jorge reported that some of the lights at the entrances had been damaged and that he was working with Lexington Outdoor Lighting to get them fixed.

Ryan Johnson of Landscape Enhancements presented to the board a proposal for new landscaping for the parking lot area. The board also went outside and discussed the clubhouse landscaping that has become overgrown. Since the meeting Ryan proposed changes to the clubhouse landscape and the board is in discussions next steps.

Ryan also informed the board that the large dead pine tree next to the circle would be removed in the next week. (*Since the meeting, the tree has been removed.*)

Jorge reminded the board that the Visit with Santa will be held on December 3 from 2 pm -4 pm. Santa will not be able to lift children up on his lap this year due to having surgery recently.

The board discussed the potential of having to raise dues for next year or have a one-time assessment fee. Jorge will be getting information for the board for the January meeting to discuss further.

With there being no further business, Don made a motion to adjourn the meeting and Bob seconded the motion. The motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group