



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
September 25, 2017

Board Members Present: John Elias, Bob Simpson, Richard Potts, Scott Grospitch, Gordon Doyle, Linda Bunting, Don Vittitow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Gary Bryant, Buzz Carmichael

Treasurer Richard Potts called the meeting to order at 6:35 p.m.

The minutes were approved from the August 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 \$27,574 covering 12 homes. Late fees have been applied and liens have been placed on properties with delinquent payments. *(Since meeting, Jorge has received four payments.)*

Recreation center rental revenue is down \$515 year to year, with six less rentals to date over this time last year.

New/Old Business

A resident requested that hooks be installed in the bathrooms by the showers to hang towels. Jorge will be looking into what can be installed.

Jorge reported 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 this past month

The final vote for the pool renovations was conducted. Gordon made the motion and Linda seconded to award the contract to renovate the two pools to Taylor Made Pools. The motion carried 7-0 to approve Taylor Made Pools. Work will be starting in late October and should be completed by Christmas.

The board discussed the pool management contract that was up for renewal. Jorge presented some additional information he had received from other associations on one of the companies that was bidding on the contract. Jorge also mentioned to the board that Lexington Pools had lowered their price from their original proposal. After some discussions, the motion was made by Gordon, and seconded by Richard to award the contract to Lexington Pools. The motion carried 6-0-1.

The fall neighborhood yard sale was Saturday, Sept. 16. The Association promoted the sale via website, Facebook, new banners, NextDoor and newspapers ads (print and online). An e-blast was also sent to residents to remind them of the date. Jorge received a few compliments from residents regarding the new banners that were purchased promoting the sale.

The 2017-2018 budget was reviewed and Don made the motion to approve the budget. Bob seconded. The motion carried and the budget was approved 7-0.

With there being no further business, Richard made a motion to adjourn the meeting and Linda seconded the motion. The motion carried unanimously. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group