

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
September 24, 2012



Board Members Present: John Elias, Gordon Doyle, Don Vittetow, and Kelly Stone

Others Present: Jorge Lancho, Clare Frost

The meeting was called to order at 6:32 p.m.

The minutes from August had been approved and are posted on the website.

### **Financials**

Jorge informed the board that there still is \$8,000 outstanding in annual dues, representing six homes. One property is making payments, we are communicating with the bank on another, and others are either in foreclosure or bankruptcy.

Clare mentioned that the bills would be going out the first week of October. The board approved using the same invoice format from the previous years.

Recreation Center rentals are up \$425 year to year, with 247 rentals since November 1, 2011.

### **2012-2013 Budget**

The board members present reviewed the approved budget for the 2012-2013 fiscal year and did not have any other changes.

### **New/Old Business**

#### **Increase Rental Fees**

The board discussed increasing the rental fee due to the costs associated in having the center used almost daily. After a lengthy discussion, the board advised Jorge to draft correspondence to residents describing the new rates. The new rate structure and letter was approved by email.

Jorge will make arrangements to mail the letter to all residents.

#### **Visit with Santa**

Jorge informed the board that the Visit with Santa event would be held on December 2, 2012 from 2-4pm.

#### **Yoga/Zumba**

The yoga instructor has informed Jorge that she would no longer be teaching a yoga class at Rabbit Run because she has opened up her own studio. Zumba, however, will begin again on Wednesday nights from 6:15-7:15 pm.

#### **Grandfathered Homes**

An email from an Association past president advised that while some homes in Rabbit Run did not have to pay dues initially, when the property sold to new owner these homes were to begin paying dues. Clare stated she has these homes on file and knows to charge dues if they ever change owners.

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Jorge advised the board regarding complaints that have been logged re:two homes. The first was regarding a home where a boat is being stored in a side yard. Jorge has forwarded the owners a letter informing them of the violations of the CCRs. The second involved another home where there is a lack of trimming bushes and a tree on a resident's property. The board agreed that they could not ask the resident to trim their bushes or remove their tree because both were not overgrown and the entire tree was not dead.

With no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Jorge Lancho  
Lancho Management Group