



MINUTES
Rabbit Run Homeowner's Association
Board Meeting
September 23, 2013

Board Members Present: Gordon Doyle, Linda Bunting, Richard Potts, John Elias, Kelly Stone

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

President John Elias called the meeting to order at 6:33 p.m.

The August minutes had been reviewed in part but will be reviewed again at the October meeting to include information from a separate meeting board members had about the bidding process for contracts.

Financials

Jorge reported that there is \$9,100 in outstanding dues this year versus \$8,000 outstanding at this time last year. Notices for 2013-2014 dues will be mailed to members the first week of October. Rental of the recreation center are down \$650 from this time last year. There have been 110 less rentals than last year at this time, primarily due to some of the groups who had been renting not continuing to do so, such as a home school group, exercise classes, etc. The average rental cost is \$51.42 this year versus \$31.15 last year. The board also reviewed the bills to be paid.

The proposed 2013-2014 budget was reviewed again. After discussion, Gordon made a motion to approve the budget and Richard seconded it. Motion carried.

New Business

Jorge shared bids received for putting new tile in the recreation center's main room. Linda suggested another contractor to bid on the project. *(Later in the month, after reviewing all three bids a contractor was selected and started the tile project in October.)*

Jorge advised that this year's Visit with Santa would be held on Sunday, December 1, from 2 to 4 p.m.

Residents have complained about a home on Quarter Horse that has had a small storage unit in the house since the summer. Jorge will look into the situation.

Residents have also raised concerns about a home on St. Stephens Green that appears empty and has not had lawn care maintenance. The Association has a lien on the home, since dues have not been paid in two years, and has had the grass cut, etc.

Jorge advised that many of the grassy areas along Fort Harrods Drive need to be re-seeded as they are have bare spots. Richard made a motion to approve moving forward with this project and Gordon seconded the motion. Motion carried.

Jorge gave an update on the signage project and is awaiting additional bids from a contractor recommended by a board member.

Jorge gave an update on the railing for the new steps leading to the tennis courts and is awaiting an additional bid from a company recommended by a board member.



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Jorge gave an update on the new insurance policy for the Association that is to be purchased. Kelly asked about residents being able to rent the clubhouse but not be present at events, as this affects the insurance policy. This is a requirement, and the rental agreement covers this rule. (*A new insurance policy has been purchased.*)

Gordon made a motion to adjourn the meeting and it was seconded by Kelly.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group