

MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
February 26, 2007

Members present: Maria Gnas, Kelly Stone, Richard Potts, Lisa Lear, Jim Tudor, Kelly Stone, Bob Simpson, Bernie Thompson, Billy Smith

Others present: Jorge Lancho, Susan Lancho, Kirk Lear, Clare Frost

President Jim Tudor called the meeting to order at 6:33 p.m.

The minutes of the January meeting had already been reviewed, approved and posted on the website.

Financial Report

Jorge provided a collections update. Eight accounts remain open – five of the eight are the same as last year. Two are making payments. A bank account was located for one resident that is significantly in arrears, which allowed RRHA to collect \$2,835.98 to apply toward the outstanding balance.

The number of rentals at the recreation center continues to increase, which is positive.

Jorge reviewed the monthly bills to be paid with the board.

Richard Potts went on record indicating that the Board is delighted with Clare Frost's efforts as bookkeeper, and commended her personally for a job well done.

New Business

- a) **Newsletter** – A draft of the spring newsletter was distributed at the meeting for the Board's review. There were no changes. It was mailed out on the week of March 12.
- b) **Easter Egg Hunt** – Jorge announced that the annual Easter Egg Hunt at the recreation center would be held Saturday, March 24, at 10 a.m.
- c) **Neighbors Helping Neighbors update** – Jorge and Susan will continue to promote this program in the newsletter and on the website. No requests for assistance have been received, but several neighbors have offered to help with any.
- d) **Renovation update** – Jorge is obtaining bids for painting the entire interior of the recreation center as well as the exterior columns and front entrance. There was discussion regarding the scope of work to be performed. Billy Smith recommended that a request for bid be sent to Nucoat, and can recommend

another painter, too. Billy and Jim also suggested re-doing the ceiling, too. They will forward cost information for new ceiling tile to Jorge. Billy has the ceiling tiles and Jim is making arraignments to install the tiles. Billy was also to look into the purchasing of a fireplace for the main hall.

- e) **Kitchen upgrade** – Bernie Thompson asked why there was a need for updating the kitchen. The Board discussed the current condition of the kitchen, the increase in usage, the cost of upgrades, etc. The majority agreed to continue pursuing more bids on replacing cabinets, as the initial quote was higher than expected. Maria Gnas suggested adding at least one type of floor to ceiling pantry cabinet to the design.
- f) **Insurance** – Jorge presented recommendation from Joe Cerzosie regarding fire safety at the recreation center, which involved buying additional fire extinguishers. Kelly advised that Jorge contact Joe to confirm the type of extinguisher needed. Joe has advised Jorge that any size will be approved. Jorge has purchased these and is awaiting the painting of the clubhouse to install the extinguishers.
- g) **Playground surface** – Bernie recommended adding a solid, soft surface to the playground areas that do not currently have grass only underneath them.

Action: Susan will call LFUCG Parks and Recreation to determine what they use. Susan and Jorge will follow up with Joe re: recommendations.

- h) **Concrete pad** - Jorge reported on a resident's request to lay a concrete pad connecting his driveway with an adjacent resident's driveway. Maria recommended that this not be done because it could make resale a problem in the future. She offered to discuss the issue with the homeowner.
- i) **Garbage collection truck problem** – Bernie reported that there has been damage to resident's property on Wellington Lance caused by an M&M Sanitation truck.
Action: Jorge will call M&M.
- j) There were questions regarding whether or not Rabbit Run residents will be able to vote in the future at the recreation center.
Action: Susan to follow up with Jay McChord or County Clerk's office.
- k) **Vending machine** – Coca-Cola has removed the vending machine, citing low sales. Richard recommended researching other vendors, or perhaps buying a machine and stocking it.
Action: Richard, Jorge and Susan to research other possible options.
- l) **Pool area work** – New fence posts will need to be installed around the pool. Richard will ask Chuck Gnas to bid on the project, as well as Kirk Lear. Pool deck drainage issues will also need to be addressed. The board also discussed the

wading pool and pool liner. There is a discrepancy about what one contractor indicated was the cost for the project.

Action: Richard will call immediate past president Don Jones to determine his discussions with the installer and the bid submitted. Jorge has talked to the installer and he states the price he gave to Don was greater than what the board feels it is. He stated that the extra supplies that he needs to purchase (glue, signs, the liner for the coping stones, etc.) are well over the amount the board thinks it should be.

m) There was also discussion re: other pool upgrades.

Action: Jorge to call Geddes Pool and discuss the spray feature with recycled/recirculated water.

n) **Rules and Regulations** – Susan reviewed draft of rules and regs for 2007. No further changes were needed, but it was advised that a letter from Joe be obtained re: the alcohol policy and whether or not an insurance rider was needed for residents serving alcohol.

Action: Jorge to contact Joe.

o) **Parking Issue** – Bernie raised the issue about street parking, which continues to be an issue. The board discussed the issue, but agreed that they have limited enforcement power.

p) **Potluck** – Billy inquired about the date of the first potluck event that Bob will coordinate, and recommended that one be held May 19.

Action: Jorge and Susan to follow up with Bob.

Billy made the motion to adjourn, and his motion was seconded by Lisa Lear.

The meeting adjourned at 8:14 p.m.

Respectfully submitted,

Susan Lancho