



**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board of Directors Meeting**  
**June 23, 2008**

Board members in attendance: Bob Simpson, Billy Smith, Jim Tudor, John Elias, Don Vittetow, Maria Gnas

Others in attendance: Jorge Lancho, Susan Lancho, Clare Frost, Brad Hatton, resident Mr. Click

**Financial reports**

Clare provided an update on receivables. Efforts are proceeding in small claims court and otherwise to collect outstanding dues from members in arrears. The association has not pursued small claims court filings in some instances, and has placed liens on property. Two residences are in foreclosure. Clare will research more information re: one member so that wages can be garnished.

Another member who is significantly delinquent in payments has countered a suit the association filed against the member in circuit court. This is a 60-day process.

Two non-mandatory members had requested to join the recreation center but they have not yet paid dues.

In reviewing the financials, Clare advised that the board may wish to consider reducing the annually future replacement fund payment that is currently \$15,000. The board tabled this discussion until the August meeting.

The annual audit is completed and will be available next month. Clare will distribute a pdf of the audit to any board member who wishes to receive a copy.

Jorge reported that the center continues to receive high usage, with usage again increased year to year.

Jorge distributed a copy of a letter from RRHA member Sonya Gregory extending her appreciation for the board allowing her home school group to use the center during the school year.

**Pool report**

Brad Hatton of Professional Pool Management reported that the health department has given both the wading pool and large pool a score of 100. He indicated that things are going well at the pool – the lifeguards are emphasizing the need for residents to sign in and show their pool cards so that better records of pool attendance can be kept and pool use is well-managed. He said they have received positive comments on the new liner, newly painted deck and cleanliness of the pool.

Brad reported that Ned Cross, who is a certified pool operator, is assisting Brad in pool management this year.

**Upcoming events**

Jorge reported that the annual cookout will be July 5 from noon to 2 p.m., as previously announced in the newsletter and on the Web site, and the pizza pool party will be August 15 from 6 to 8 p.m.

**Landscaping update**

Jorge has contacted Klausung re: the beds at the recreation center that still need mulching. Pine straw will be used for these beds.

**Garbage service inquiry**

Susan reported that two members have asked about the possibility of Rabbit Run having a single provider for garbage pickup. The board briefly discussed the issue, indicating that the board cannot endorse a provider and petitions are needed by street for LFUCG service. Susan and Jorge will research private vendors to determine if any provide better rates are available for Rabbit Run residents.

**Sidewalk repairs**

Jorge indicated that Lancho Management Group will be assessing neighborhood sidewalks in the coming weeks. Some of the sidewalks in Rabbit Run need repairs, which are the homeowner's responsibility.

**Update on neighborhood concerns**

The issue re: the commercial trailer that had been parking on Mountjoy, Blackhorse and adjacent streets has been resolved.

Another resident has expressed concern about a dilapidated fence at a residence on Palomino. Jorge will notify the owner of this residence.

**Drainage basin mowing**

The resident at 1924 Westmeath attended the meeting and indicated the landscaping contractor was not mowing the drainage basin adjacent to her property. Jorge reviewed her property after the meeting and called the contractor the next day to bring this to their attention.

Jorge advised that the downspout at the recreation center, which Maria had reported, that was not draining water away from the building has been reviewed and Jorge will fix.

Billy made a motion, seconded by Jim, to adjourn the meeting.

The meeting adjourned at 7:16 p.m.

Respectfully submitted,

Susan Lancho