

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
April 27, 2009



Board Members Present: Linda Bunting, Bob Simpson, Richard Potts, Billy Smith, John Elias, Kelly Stone, Maria Gnas, Gordon Doyle

Others Present: Jorge Lancho, Susan Lancho, Clare Frost and Brad Hatton

President John Elias was unable to be at the meeting in time to call it to order, so in John's absence Vice President Bob Simpson called the meeting to order at 6:32 p.m.

The board reviewed the minutes from the March meeting. With a motion by Linda and a second by Bob, the minutes were approved for posting on the website.

Pool Update

Brad Hatton of Professional Pool Management provided an update on the pool operation. The pool's drains have been inspected and are operating in compliance with regulations.

The pool itself is operating well but Brad did recommend to the board that they consider purchasing a robotic type of pool vacuum that uses a sweeping motion to clean the bottom of the pool, since the one currently in use pulls on the liner. Brad will obtain pricing for the board.

Brad said he has hired staff for the summer and they have had a pre-season training session. He gave clear instructions that staff members are not to be using cell phones while on duty. Doing so will result in immediate termination.

Brad recommended that the board install video cameras around the pool area for security, etc. He also said that the board or Jorge should call him at any time if there are concerns about the pool operation. He said that the baby pool is still leaking, a problem that the board and the management company understood was not a problem for the past year.

Richard asked about a fountain of some kind for the wading pool, and he will look into this further.

Billy suggested that perhaps fishing line strung high above the pool may be a deterrent for ducks, but Richard said it's likely they'll be moving on before pool season begins.

Collections

Jorge and Clare reviewed the dues collections report and the small claims cases, which Richard attended recently. One resident who is behind two years in dues has forwarded an e-mail to the Association expressing strongly that he is not in favor of the collections policy. He has not responded to previous communication regarding his outstanding dues balance. A follow-up notice regarding his balance has been sent to him for payment. Another resident that is deeply in arrears on dues payments and who has declined to work toward making payments, etc, is now in the foreclosure process.

Jorge reported that rentals are up \$400.00 year to year, with the recreation center continuing to be busy.

The board reviewed the other financial reports for the month.

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New Business

Easter Egg Hunt: Jorge reported that more than 90 people attended this year's Easter Egg Hunt. Special thanks to Alli Duncan and brother Clark Duncan, who live in the neighborhood, for assisting.

Ornamental concrete repaired: Jorge advised that the ornamental concrete spheres on the entrance signs that were vandalized this past winter have been replaced.

Other Pool Updates:

Pool chairs: Jorge shared samples of pool chair straps that can be used on the existing chairs that need repair, for approximately the same cost and possibly less than purchasing new chairs. The straps are durable and come in many colors. Upon recommendation of Maria and Linda, the board agreed on moving forward with hunter green straps. Richard made the motion and Bob seconded it, with the motion carrying unanimously. Jorge will coordinate the repair.

Pool passes: Jorge reported that pool passes will be mailed to residents the week of May 11, along with a new rules and regulations booklet and a newsletter. Maria suggested soliciting advertisements for the booklet to help cover costs, similarly to as we are doing with the newsletter.

Pool hours: With the pool opening May 23 and Fayette County Public Schools not dismissing for the year until June 5, abbreviated pool hours will be required the first two weeks of the pool season. Jorge has posted the school hours at the recreation center and will have them posted on our website, too. They will also be listed in the newsletter.

Intruders: On Saturday, April 25, two residents reported individuals in the pool area sunbathing with a possible intention of swimming, while at the same time the pool was being prepared for the upcoming season. It is believed that they may have jumped the fence to enter the area. It is not known whether or not the individuals are Association members but they were advised to leave the pool area since it was not open for the season and they did so immediately when advised. Maria asked that Jorge and Susan follow up with Brad (who had to leave the meeting early) to determine what his staff are advised to do if they encounter this situation in the future.

The board also discussed possibly purchasing cameras for the pool area and recreation center. Jorge has conducted initial research but will obtain more bids and report back to the board.

May meeting

With the regularly scheduled May board meeting falling on Memorial Day, the board agreed to meet instead on Tuesday, May 26.

Re-keying locks

Jorge advised that for security and control reasons, he wishes to have the recreation center interior door locks re-keyed. Billy made a motion and Richard seconded approving this action. Motion carried. Billy recommended getting a bid from Palladin.

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Street trees

Jorge shared that a resident had expressed concern that many homeowners in Rabbit Run which sustained damage to street trees do not seem to intend to replace the street trees. The board discussed the situation and agreed that residents in this situation should be advised of the city ordinance which requires street tree replacement. Susan and Jorge will follow up, involving the city if it is deemed prudent and necessary to do so. They will also include information in the summer newsletter and provide links from the Rabbit Run website to the city website street tree information.

Tennis membership

In follow up to a question at the March meeting, we do not offer tennis-only memberships.

Paper towel dispensers

Linda requested new paper towel dispensers in the recreation center so that more towel is accessible quicker. The dispensers are fairly new, and Jorge advised that he will check the battery power and the setting to allow more towel to dispense quicker. If not effective, we can obtain new dispensers. Linda also asked that a spray bottle be made available for the exercise room so users can wipe down machines. Jorge changed the batteries, the setting on the length and the reset time after the meeting. Billy is also going to look into other dispensers his company uses.

Landscaping

Maria advised that the grounds area between the pool and her house is mostly covered with weeds, and that the area around the pine trees could use mulch. Jorge will follow up with Southern Comfort landscaping regarding these concerns.

Future replacement fund

Jorge presented a spreadsheet of recommended allocations for a variety of line items for the future replacement fund. He will continue to refine as he obtains updated pricing for some of the items, but initially, the board was agreeable with the suggestions.

Billy made a motion to adjourn the meeting, and it was seconded by Linda.

The meeting adjourned at 8 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group