



**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board of Directors Meeting**  
**July 28, 2008**

**BOARD MEMBERS PRESENT:** Maria Gnas, Billy Smith, Kirk Lear, Kelly Stone, Richard Potts

**OTHERS PRESENT:** Jorge Lancho, Susan Lancho, Clare Frost, Bernie Thompson, Brad Hatton

In the absence of President Jim Tudor and Vice President Bob Simpson, Secretary Maria Gnas called the meeting to order at 6:37 p.m.

The June meeting minutes had been approved and have been posted to the website.

**FINANCIAL REPORT**

Clare and Jorge provided the financial report, including collections to date and bills to pay. Richard made a motion for Clare to follow up in writing to one resident in arrears of the payment arrangement previously agreed upon for dues in arrears. Billy seconded the motion and the motion carried. Clare indicated that some homeowners are paying dues in advance, so as to spread out the annual payment. This is acceptable as long as dues in full are paid by November 1 for the following year. Jorge reported that the multi-purpose room continues to be rented with increasing frequency, with \$2,900 in rental fees for this year.

Billy asked about the concession stand sales during pool season. Jorge indicated that a Rabbit Run family, the Daniels, ran the concession stand this year, and do so independently from the Association and the management company. The Association does not receive revenue from the concession stand, nor does the management company.

**OLD/NEW BUSINESS**

**Update on pool season**

Brad reported that pool usage has increased this year and that overall feedback re: the newly painted deck and other pool improvements and operations have been favorable. Guards and attendants were briefed on the importance of the pool passes for making sure only dues-paying members and their guests gain access to the pool.

New pool hours begin Aug. 13, when school begins, which affects usage as well as staffing. Richard asked Brad to research options for adding a new feature to the wading pool at some point in the future, such as a fountain, etc, as is prevalent at other community pools.

**Summer Cookout**

Jorge reported that approximately 50 people attended the summer cookout by the pool. This year's attendance was down due to the threat of rainy weather.

Billy and Maria requested that signage be posted around the neighborhood for all events and board meetings, similar to what is posted for the Easter Egg Hunt and Visit with Santa.



Currently all events are posted in the newsletter, on the Web site and with flyers in the Recreation Center, and the signs may assist in reaching more residents.

### **Pool Party**

Jorge reminded board members that the annual pizza pool party for members is scheduled for Aug. 15 from 6 – 8 p.m.

### **Landscape Update**

The board discussed options for addressing the bushes around the parking lot that are in need of replacement. Kirk advised that the best time to replace these bushes would be in the fall, so this matter was tabled until the next meeting. Billy and Maria noted that the bench in the playground was broken over the weekend and needs to be replaced.

### **Sidewalk/Street Tree Assessment**

Susan reported that sidewalk assessments would be conducted soon, and the discussion also bridged into street tree trimming compliance, as many trees are not being trimmed as they should be for the safety of pedestrians, cyclists and motorists. The board also discussed the possibility of establishing approved trees for replacement of dead or dying trees, etc., and that this could be communicated through the newsletter, especially if funds are available for street tree replacement. Susan will move forward with the sidewalk and street tree assessment and research replacement trees. Kirk Lear will obtain information from his contact on the LFUCG tree board.

### **Other**

Maria suggested adding information about paint recycling to the newsletter, to assist with environmental efforts.

Maria made a motion to adjourn the meeting, and Billy seconded the motion. The motion carried.

The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Susan Lancho