

MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
June 25, 2007

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

Others present: Susan Lancho, Clare Frost, Brad Hatton, Kirk Lear, Buddy Cunningham

President Jim Tudor called the meeting to order at 6:35 p.m.

Financial Report

Clare provided a review of the collections to date and other current bills. There are two small claim court appearances scheduled for two members who are in arrears. Clare will confirm with Richard the court dates. A source of income has been determined for another member that has been significantly in arrears for several years.

The annual audit has been completed and copies have been delivered to the Association.

Old/New Business

- a) **Preferred garbage service** – Buddy Cunningham, representing a Rabbit Run resident, expressed appreciation to the board for improvements made to one neighborhood property and recommended the board consider preferred garbage pickup service for Rabbit Run. He indicated that having one provider would possibly bring a better rate for service and eliminate the number of days that garbage receptacles are seen on neighborhood streets. The board appreciate his input but indicated the Association guidelines prevent it from being able to recommend a preferred provider.

- b) **Pool season update** – Brad Hatton of Professional Pool Management was available for an update on the pool season. The pool has been inspected by the health department and several residents have been complimentary of the pool's new look. Maria Gnas shared some questions and concerns about her observations of the nature and time allotted for pool cleaning and other pool maintenance. She shared concerns about some chairs that were not clean. All chairs were power-washed by the pool company at the beginning of the season. Some members noted that there are chairs that have stains. Maria also advised that neither of the board's contracts with the pool company nor the management company include deckchair cleaning in the scope of services. The board asked the management company to oversee purchasing new deck chairs as needed and to look into the other chair issues.

Jim indicated some recommendations from members included purchasing an ice machine for the pool and expanding snack bar hours. The board members did not

favor an ice machine due to potential for problems resulting from operating it. Susan shared that the snack bar is operated by a neighborhood teen as his schedule permits. (The schedule is also dependent on the kitchen's availability; sometimes weekend hours end early due to the kitchen needing to be available for residents renting the facility for events.)

Renosys' contract for the wading pool work has been received and is awaiting signature. There was a delay in receiving corrected pricing and a date for work to be conducted due to a key individual at the company being on vacation. At this time the earliest the pool work can be conducted is the week of July 23.

Brad raised the issue of winter pool maintenance. The board will obtain a total of three bids for this contract in July so that a decision can be reached by August 1.

- c) **Soft drink machine** – Richard inquired about the new machine. Jorge has been contacting the vendor regularly to correct the product offering and the purchase price. To date the vendor has been unresponsive, as he has been to Richard. Jorge will continue to pursue this matter.
- d) **Summer events** – The summer cookout will be held July 21 from noon to 2 p.m., with the pizza pool party to be held from 6-8 p.m. on Friday, August 10. The events will be promoted through the website and flyers at the recreation center. Susan also indicated that although she has not received official word, she suspects that the Rabbit Run/Stonewall Woods Neighborhood Association July 4th parade will be held again this year, starting at the recreation center. (Susan has confirmed this with Don Myneer of the neighborhood association.)
- e) **Landscaping** – A bid of \$180 from Sharp Lawn for work to be conducted on the stepping stones leading to the playground has been received. Billy made the motion and Jim seconded approval for the work to be conducted. The motion carried. The dead trees in the islands in front of the center are also in need of replacement. This work can be conducted using funds from the tree replacement fund grant received from the urban-county government last year. It was suggested that the replacement trees be magnolias or dogwoods – a tree that will be ornamental and not get too big.
- f) **Voting location** – Richard provided the name of a RRHA member who may be able to assist with having the recreation center used once again as a voting location.
- g) **Entrance properties** – Billy inquired as to whether or not Atchison-Heller has deeded the property at the Rabbit Run entrances to the Association, as discussed previously in negotiations with the RRHA board (when the Villages of Rabbit Run development began). Susan will follow up with Mr. Atchison to determine the status.

- h) **Entrance sign on Wellington near Blenheim** – Bob initiated continued discussion on whether or not the board should pursue constructing new and more substantial entrance signage in this location. Susan will follow up with Bob with a report on the options the board may consider, due to city codes.
- i) **Deed restrictions on website** – Maria asked the management group to look into posting the deed restriction information on the website, similarly to what is done on the Autumn Ridge website. This has never been done previously and would be of benefit to residents and prospective residents. The management company will pursue the necessary steps for doing this.

Tree limb on Fort Harrods Drive – Bob reported a tree limb knocked down and blocking the sidewalk on Fort Harrods Drive. Jorge will be asked to address this with the property owner.

With no further business, Billy made the motion and Jim seconded adjournment of the meeting. The motion carried.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Susan Lancho