

**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board of Directors Meeting**  
**April 23, 2007**

**Members present:** Billy Smith, Maria Gnas, Kelly Stone, Richard Potts, Jim Tudor, Bob Simpson, John Elias

**Others present:** Jorge Lancho, Susan Lancho, Clare Frost, Anita Arends, Amy Maupin

President Jim Tudor called the meeting to order at 6:36 p.m.

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

**Financial Report**

Clare provided a review of the collections to date and other current bills. We are still checking on bank accounts for one homeowner who is significantly in arrears. Rentals continue to occur at regular intervals, with approximately \$1,600 in rentals collected year to date.

**Old/New Business**

- a) **Pool use for adults only** – Two residents attended the meeting and distributed information requesting that the pool be open a few hours a week for adults only, since we do not have an adult's only pool. They emphasized that some adults enjoy swimming laps and would appreciate having more tranquil time spent at the pool, etc. The board discussed the request but determined that it would not be appropriate to deny members' children use of the pool during special time periods.
- b) **New rental agreement and "Free" rentals** – The board reviewed the rental agreement Susan prepared and approved it pending two conditions: add a hold harmless clause and complete section re: maximum capacity of activity room. Billy moved and Kelly seconded requiring a cleaning deposit of \$50 for all "free" rentals, since post-event cleanup has been an issue this past year for some of these groups.
- c) **Voting location** – Susan reported that despite requests made by her, the Association and Councilman Jay McChord, County Clerk Don Blevins denied the Association's request to return to using the Recreation Center as a voting location. Information regarding this issue will be included in the next newsletter.
- d) **New vending machine** – A new Pepsi machine will be in place at the recreation center before the pool season begins.

- e) **Potluck for adult members** – Susan developed and mailed postcard invitations to all members inviting them to a potluck for adults on May 19 at 5:30 p.m. She will also get simple signage to post closer to the date of the event. The board advised that the Association will provide Corky's or Applecreek barbecue for the event, as well as tea and lemonade.
- f) **Entrance signage on Wellington near Blenheim** – Bob reported that some residents have asked if more substantial entranceway signage can be installed on Wellington near Blenheim, to replace the existing signage.

Action: Jorge or Susan will obtain more information regarding LFUCG codes/ordinances re: such signage.

- g) **Gardening Angels** – This group has agreed to plant drought-tolerant plants in the common area near Lappin Way. The board approved up to \$100 in plant material. The planting has been completed.

Action: Billy will look into pricing for watering this location. This was completed and Jorge has made arrangements with Sharp Lawn to water this location.

- h) **Painting** – Interior painting of the center has been completed. Bernie, Kelly and Richard reviewed and approved the job.
- i) **Kitchen upgrades** – John presented updated cabinet bids from Lowe's. Maria made a motion and Billy seconded to move forward with the kitchen upgrades. The motion carried. Richard indicated that he will help remove the dishwasher so it can be donated to a local church. Richard has removed the dishwasher from the kitchen. John has ordered the cabinets and they will be installed on May 23.
- j) **Ceiling tiles** – Jim will have ceiling tiles delivered next Tuesday. Kelly made a motion and Bill seconded to move forward with the ceiling tile work.
- k) **Playground** – Bill advised that boards on ground around the older playground equipment needs to be flush with grass and farther under the slide to prevent injuries. This has been completed.
- l) **Fence update** – Questions were raised regarding the scope of services for the fence upgrade project. Jorge has since reviewed the contract with Richard to clarify the scope of the job.
- m) **Tile work** – Outside tile work will move forward. The board advised that 8" or 12" tiles are fine to use. The tile work has been completed.
- n) **Wading pool** – Jorge reported that the pool is still being tested for leaks. Pressure testing conducted so far has not revealed leaks. The board also discussed the need to have the deck pressure-washed and/or painted, if feasible, with the other work being conducted. The board voted via email and has agreed to install the liner. This will be completed during the week of June 11 or 18. The pool will closed for 2-3 days. Jim and Jorge will make a decision on what to do to have the pool ready for the first 3 weeks of the pool season.

Action: Jorge to call Renosys re: installation of the liner in wading pool.

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

The meeting adjourned at 8:08 p.m.

Respectfully submitted,

Susan Lancho