

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
June 27, 2011



Board Members Present: Gordan Doyle, John Elias, and Don Vittitow

Others Present: Jorge Lancho, Clare Frost, Kirk Lear, and Dave Dolin

John Elias called the meeting to order at 6:34 p.m.

The May meeting minutes had already been approved and posted on the website.

### **Financials**

The bills to be paid were presented as well as a report of the collection status of annual dues. 7 of the 8 accounts with balances due are the same as last year. The balance due is currently \$8,300. Appropriate efforts continue to collect these dues. Small claims proceeding are in process. Jorge reported that rentals are up \$1,164 year to year.

### **Pool Update**

Dave Dolin of Lexington Pool reported that things were going well. He stated residents seem happy and were enjoying the pool season. He reported they fixed some hinges on the entry fence and but still needed to cut some of the bottom of the fence so it wouldn't scrape the ground. He also mentions that some of the drain covers for the baby pool might need to be changed out because of a new safety law. He was not sure if the main pool drain covers would need to be replaced. He informed the board they had to change out the sand in the baby pool filter system. Jorge informed the board the new deck chairs for the pool had arrived and set out for use by the residents.

### **Updates**

Jorge informed the board that the pizza pool party would be August 12 from 6-8pm. The playground area upgrades have been completed with new swings, tarps and new stain. The new mini blinds for the recreation center would be installed in July. He stated the power washing to call the front entrances to Rabbit Run has been completed along with the fixing and painting of the iron fences.

The landscaping project is on hold until the sprinkler system is upgraded. Kirk has had trouble getting the irrigation company out to give us a bid. Jorge said he would contact someone else just in case. Update: Jorge did get two bids back. He has asked Kirk to have his company give a detailed bid. Their bid only had a price. Once we get this information Jorge will bring it to the board.

Jorge mentioned the concrete bids had not come in from the company he had contacted to do the work. Jorge said he would get another bid. Update: Jorge still has no bids for this. Both concrete companies will not call him back and he has left 6 messages for one of the companies. Jorge has 3 more company names and will start over to get bids on the concrete repairs.

**ZUMBA COMING TO RABBIT RUN:** Jorge informed the board that he was approached to start a Zumba class for residents every Thursday night. Jorge will get the insurance information, and waiver from the instructor. RRHA residents will get a discount and only pay \$4 per session.

With no further business, Don made a motion to adjourn, and John seconded it. Motion carried, and the meeting adjourned at 7:09 p.m.

Respectfully submitted,

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Jorge Lancho  
Lancho Management Group