

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
May 24, 2010



Board Members Present: Bob Simpson, Maria Gnas, Gordy Doyle, Billy Smith, Linda Bunting, Don Vittetow and Maria Gnas

Others Present: Jorge Lancho, Susan Lancho, Clare Frost and Todd Slusher

In President John Elias's absence, Maria Gnas called the meeting to order at 6:42 p.m. (Vice President Bob Simpson joined the meeting afterward.)

The board had reviewed the minutes from the April meeting and approved them, and they will be posted on the Rabbit Run website.

Pool Update

Todd Slusher of Lexington Pool provided an update on the pool operation. Jonathan Boyd will serve as his key lifeguard and manager. Jonathan will hold a staff meeting prior to opening day to review rules and guidelines. Both pools are running well without leaks. A handrail is to be fixed before opening day. Todd asked the board to spread the word re: openings for attendants. Teachers are often great resources for the attendant position.

If there are any questions or concerns an e-mail can be sent to lexingtonpool@gmail.com or we can call Todd.

Financial report

The financial reports had been distributed prior to the board meeting and reviewed by board members. Jorge advised that collections efforts continue for some members who are in arrears on their annual dues. Some of these residents are dealing with bankruptcy. After multiple notifications re: past due accounts, liens have been filed on those properties that are delinquent. Currently there are nine properties delinquent, for a total of \$8,000. The Association is working with its legal counsel on these issues. We are seeing an increase in members pre-paying their dues.

Rentals of the recreation center are up \$1,150 year to year. One rental had to be relocated during the renovation of the recreation center, and the Villages of Rabbit Run made a special exception to assist this event at our request. We are very grateful for their support.

Treehouse issue

The treehouse that had been constructed at a member's residence has been modified. It is now smaller and has swings on it.

Recreation Center renovation

The center's interior has been painted, and tile work in the hallways and bathrooms has been completed. There were some issues with the hallways on the bathroom side of the center, whereby when originally constructed, a significant amount of mortar was used under the tile to make the floor level. This complicated the recent tilework because the mortar had to be removed with a jack hammer. Jorge negotiated a new rate to account for the extra work involved.

Some final finishing will be conducted in the next few weeks, to include new toilet paper roll holders, mirrors and paper towel holders to be installed.

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Playground area

The playground area has been updated with a new structure added to the existing one, and an extended area underneath prepared with crushed tire material, etc. The old structure will be powerwashed and some of the accessories on it will be updated.

Tennis courts

Jorge anticipates the tennis court upgrade to be conducted in mid-June. New fencing will be done by Geddes fencing, and the gate will be upgraded, to fix areas where tennis balls roll under the fence, etc. The practice board will be re-painted.

Landscaping

Billy noted that there is an area behind his home on the common property that becomes overgrown with brush. He has trimmed it in the past. He asked that this be trimmed by the Association. Jorge mentioned the brush around the tennis courts also needed to be trimmed. (Work has been completed since meeting.)

Jorge had received various bids for landscaping upgrades, but all came in with very different ideas that makes it difficult to get a true cost comparison. Jorge will contact interested bidders again and schedule 30-minute presentations with interested board members to review proposals and make a decision. New landscaping will be installed this fall. Once new design is established, work on upgrading an appropriate sprinkler system will begin.

Special Events

Jorge advised that the spring yard sale was held May 22. While not as many residents participated in the May event as past fall events, it was noted that this is the first year for one to be held in the spring. The event was promoted through the Lexington newspaper (print and online), four signs posted at neighborhood entrances and recreation center. It was promoted to members through fliers in the recreation center, newsletter, e-mail and website.

Upcoming events include the cookout at the pool on Saturday, July 10 from noon to 2 p.m., and the Pool Pizza Party on Friday, August 13 from 6 to 8 p.m.

With no further business to conduct, Maria made a motion to adjourn the meeting and Billy seconded the motion. Motion carried, and the meeting adjourned at 7:31 p.m.

The next meeting of the board will be held Monday, June 28, at 6:30 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group