

Board Report
Rabbit Run Homeowner's Association
July 2013



Board Members Present: Meeting by email

Others Present: Meeting by email

July 18, 2013

Financials

We currently have 23 homes that have not paid their 2013-2014 dues. The amount outstanding is \$13,700. All liens have been filed. Last year we were at 7 homes and \$8,440 outstanding. Of the 23 outstanding, 7 are the same as last year.

Rentals of the recreation center are at \$5,245 with 112 rentals. The average rental this year is \$46.83 compared to \$5,295 for 182 rentals last year.

New Business

It has been a very busy month with many projects underway and an active time for our facilities.

Pool Update

According to the pool manager, average pool attendance is up year to year. Although the pool deck was given two new coats of paint with the appropriate anti-slip material mixed into it, Jorge has received one concern that an area close to the pool steps it is still slippery. Jorge has added another coat of paint with the grip applied to that area.

In response to the pool manager advising that some of the umbrellas are damaged and need to be replaced, Jorge has ordered new umbrellas for the last part of the season. The same is true for some of the tables, and those have been ordered, too.

Playground

We are still waiting on the playground equipment company to replace some of the boards on the rock climbing wall, the canopy and the flags. They have advised us that some of this replacement equipment is taking longer to acquire. They have already installed new Jungle Jim bars, new ropes, a new swing, and a few other items.

The new picnic tables and benches for the playground area have been installed. Jorge also purchased chains and locks to prevent theft of these items from the area. He has also replaced the trash can and lid in the playground area.

Tennis Courts

We continue to have challenges in the tennis court area – another broom has been stolen. Jorge has purchased another broom for the players to use. The new net straps have also been installed. Tennis clinics will continue through July on Tuesday mornings.

Safety

Jorge has met with Todd of Lex Cam to discuss options for security cameras for the playground area and tennis courts. He has some concerns with the distance of the playground to the building, but will provide some costs and ideas. He will be quoting options for cameras for the pool, tennis courts, playground, and the main room.

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Jorge has increased his monitoring of the grounds in an attempt to discourage additional theft and vandalism.

Other Business

Jorge has met with the landscape company to discuss options for railings by the steps to the tennis courts. Ryan will be getting pricing and suggestions for railing.

Jorge met with Ryan about the water basins behind Westmeath. He asked for a price to remove the debris, which is piling up and restricting water flow. It has caused some water to back up during hard rains. The city has advised that addressing this is the Association's responsibility.

Jorge is getting two sample boxes of the floor tile that was recommended by Rite Rug. They will lay out the pattern on the floor using these two boxes so the board can review how it would look if installed.

Jorge just received a sample proof of the signage from one of the two companies bidding. He will have all the pricing and samples at the August meeting.

The painting and drywall repairs are scheduled for the week of August 5.

Items for review/approval:

1) Jorge met with Integrity PSI to get bids for powerwashing the roofs of the gazebos at the two entrances. The cost is \$396.00. We recommend this for approval.

2) Jorge has discussed next year's Rabbit Run contracts with all companies currently under contract. He recommends to the board that these contracts be renewed. All companies have done a quality job and have agreed to retain their current rates for the next contract year. They have also advised that they remain open to the board's feedback regarding suggestions and any concerns.

Lancho Management Group also respectfully requests board approval for another contract year at the same rate as the current contract, and appreciates any feedback re: our performance.

Respectfully submitted,

Jorge & Susan Lancho
Lancho Management Group