

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
June 25, 2012



Board Members Present: John Elias, Richard Potts, Billy Smith, Gordon Doyle, Don Vittetow

Others Present: Jorge Lancho, Clare Frost, Kristi Hall, Lauren Rister

President John Elias called the meeting to order at 6:30 p.m.

Residents addressed concerns about trees in the neighborhood that have been affected by the Emerald Ash Borer and if the board would consider paying for replacing these trees on private properties. The board did not authorize the Association to pay for replacing trees on private properties but will address trees affected that are located on Rabbit Run property. A resident recommend that the Association contact Dave Leonard to obtain more info.

The board informed the residents about previous communications regarding this issue and offering residents a special offer for treatment of affected trees. This was communicated through several Association newsletters.

A resident also noted concerns about tall grass at a property on Westmeath. Jorge advised that he has contacted the bank in charge of this property re: the property's condition.

A resident noted concerns about the pool deck being slippery. Lexington Pools' owner will review this and make recommendations. (Jorge has since bought non-slip paint and Lexington Pools has painted a portion of the deck.)

There was also discussion about the clear bubble dome on the playground set, which has been damaged. Jorge has contacted Wilson Brothers for replacement.

Report from Pool Company

Todd informed the board that the baby pool is no longer leaking. Lexington Pools was able to find the leak and repair it. Also, he reported that they have not had any complaints from residents this pool season.

He recommended that the board consider buying 10 more deck chairs for next pool season to accommodate additional seating, as well as purchase additional umbrellas. He also advised that the men's room door handle had been broken during the weekend. (Jorge has purchased a new handle and installed it.)

One of the board members had a concern that the lifeguards were not always as assertive as they needed to be.

Financials

Jorge informed the board that there is \$8,400 outstanding in dues, representing 6 homes. All of these properties are either in foreclosure or bankruptcy.

Rentals are up \$680 year to year.

New Business

The pizza pool party will be held Friday, August 10, from 6 to 8 p.m.

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The compressor on one of the air conditioning units broke. Richard made a motion to repair it. Billy seconded it. All voted in favor of the motion.

The board discussed updating entrance signage. Jorge obtained one quote with Linda's assistance for a granite sign. The board asked Jorge to obtain additional quotes for other material options.

Jorge informed the board that he would start getting bids to paint the back wall of the recreation center. The board authorized him to proceed with obtaining bids and awarding the project.

Don advised that the water fountain in the pool area is not working. (Jorge has obtained bids to replace and approval from board to replace the fountain.) He also advised that the clock was taken down during repairs. (Jorge has made sure the clock is back up.)

The board discussed the 5 dead ash trees at the Wellington entrance and asked Jorge to obtain bids for the trees' removal. Jorge has done so, and the board has approved the removal of these trees on July 23.

With no further business, Billy made a motion to adjourn the meeting, and Richard seconded the motion. The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group