



**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board Meeting**  
**June 24, 2013**

Board Members Present: Gordon Doyle, Billy Smith, Bob Simpson, Kelly Stone

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

In President John Elias' absence Bob Simpson called the meeting to order at 6:33 p.m.

**Financials**

Liens and judgments have been made on all homes with outstanding dues payments. This totals 18 homes, for a total of \$10,093. Rental fee payments are up \$190 from last year, with 84 less rentals year to date. The average rental cost is \$50.85.

The board then reviewed the bills to be paid.

**Pool Update**

In Todd's absence Jorge advised that no issues re: the pool have been reported and that Todd believes pool operation is going well.

**Recreation Center Property**

Some vandalism continues to occur on the recreation center property, such as at the tennis courts and the playground. The board recommended researching additional options for monitoring the tennis courts and playground, such as video cameras. Jorge will research this.

**New Business**

Additional items have been ordered for the center property, including new garbage cans for the tennis courts, new picnic tables and benches for the playground area and new signage for the tennis courts.

Jorge discussed with the board the tennis camps going on this year at the center. The board agreed that the same entity can provide tennis camps next summer as long as more than 50 percent of participants are Rabbit Run residents.

Don Mynear, president of the Stonewall Woods/Rabbit Run Neighborhood Association, has advised that he has moved out of the neighborhood and is seeking a successor. If no one steps up to assume leadership of that association by June 30, the organization will deactivate and funds will be transferred to the Rabbit Run Homeowners Association. *(No one assumed leadership by the deadline and Don is taking action to transfer the funds as noted. Funds are to be used for maintenance of common property in Rabbit Run, per that organization's wishes.)* The neighborhood association is in charge of the annual Independence Day Parade but did not plan the event this year, so it will not be held in 2013. The board asked that an e-blast be sent to residents advising them of the news about the neighborhood association and the July 4<sup>th</sup> parade, and asking if anyone in Rabbit Run would like to volunteer to coordinate the parade next year. The e-blast has been forwarded.

Painting and various repairs of the recreation center's multipurpose room will take place in July.



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New bids are being obtained for the new floor in the multipurpose room, and entrance signage specs and bids continue to be obtained.

The steps leading to the tennis courts have been completed but it was asked if a railing is needed for them. Jorge has followed up with the contractor to review this and obtain a bid, if needed.

There have been complaints about a boat being stored in a driveway in the neighborhood. The owner has been advised of the rules by the managing agent, but the boat remains. The board authorized following up with a letter to remind the homeowner of the rules and advising next steps if the boat is not relocated.

Billy made a motion to adjourn the meeting and Kelly seconded it.

With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group