

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
March 25, 2013



Board Members Present: Bob Simpson, John Elias, Don Vittetow, Billy Smith

Others Present: Jorge Lancho, Susan Lancho, Clare Frost and James Bean

The meeting was called to order at 6:34 p.m.

The minutes from the February meeting were previously circulated and approved, and will be posted on the website.

Financials

Jorge provided the financial report and an update on 2012-2013 dues. Outstanding dues year to date total \$14,700 for 31 homes. This compares to \$13,700, or 17 homes, last year. Seventeen of the 31 homes with outstanding dues are the same as this time last year.

Total recreation center rental fees are down year to year due to yoga, Zumba and square dance groups no longer renting at the center. (The yoga group now has its own facility, etc.) The average rental cost is \$45.53 this year versus \$28.53 last year.

The board reviewed the bills to be paid. It was noted that a financial review is being conducted, as planned. The Association conducts a financial review annually and a financial audit every three years.

New Business

Pool Update

Jorge reported that to prepare for pool season opening May 25, the pool deck will need to be repainted. He will also coordinate the repainting of the yellow curbs in the front driveway of the center.

The Association has received a letter from Pepsi indicating that they are ending our contract with them and will be removing the Pepsi machine from the pool area due to low volume of sales. Coca-Cola had done the same thing previously.

Easter Egg Hunt

The March 16 Easter Egg Hunt was attended by 75 adults and 69 children. Approximately 600 candy-filled eggs were hidden around the recreation center property, including 12 special eggs that could be turned in for prizes. Snacks were provided, and the Easter Bunny was available for photos. The weather was perfect.

Playground Vandalism

Jorge has noted that the new playground set has experienced some vandalism, which included names and images written/drawn in permanent marker on the tarp and on the wood. Jorge has marked out the vulgar images and will look into removing other graffiti. An e-blast will be sent to residents to be on the lookout for such behavior on the recreation center property.

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Special Project Updates

Jorge provided an update on bids to remove the dead tree in the Wellington Lane island. Billy made a motion to move forward with this project, Don seconded and motion carried.

Jorge provided the same for the Fort Harrods Drive trees. Don made a motion to move forward, Bob seconded and the motion carried.

Jorge provided the board with an update on the irrigation system to be installed at the center. This is now scheduled for April due to the bad weather in March, weather permitting.

Samples of flooring from one vendor were provided for the new floor project for the recreation center's main room. Billy said he would have one of his interior designer contacts visit the center, too, and look into other options and bids.

Jorge provided an update on the possibility of new lights at the center. One vendor provided temporary lighting in March to demonstrate the effect. The board requested samples of the lights to be used, along with updated quotes.

Jorge showed photos of a possible natural walkway to add to the center grounds, leading visitors from the parking lot down the hill to the tennis courts, since the current area is quite steep. He will obtain an additional quote for board review.

Jorge presented a sample of a new fan he would like to install to replace the dated fans in the multipurpose room. The current fans are dated in their look and do not provide additional lighting. Billy made a motion to approve the fans to be installed. Don seconded and the motion carried. (The fans have been installed.)

The board heard a presentation from one vendor re: updating the neighborhood entrance signs. Jorge is researching additional options and bids for board review.

Tennis Lessons and Courts

Jorge has received a request from Bluegrass Tennis Association, a non-profit group, to provide tennis lessons/camps at the recreation center on a limited basis this summer for Rabbit Run members only. Individual fees would be covered by those participating. The group would first provide a two-hour tennis clinic to assess member interest. After board discussion, Billy made a motion to approve the request, and Don seconded it. Motion carried. Jorge will contact BTA to determine logistics.

Billy reported that dogs are continually being taken into the tennis courts, despite the "no pets" rule. Jorge will include a reminder in the e-blast about no pets in this area, and will have the tennis court signs updated, as well.

Billy made a motion to adjourn, Bob seconded it, and the motion carried.

With no further business, the meeting adjourned at 8 p.m.

Respectfully submitted,

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Jorge Lancho
Lancho Management Group