

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
May 23, 2011



Board Members Present: Gordan Doyle, Richard Potts, Billy Smith, John Elias, Linda Bunting

Others Present: Jorge Lancho and Clare Frost

John Elias called the meeting to order at 6:32 p.m.

The April meeting minutes had already been approved and posted on the website.

### **Financials**

The bills to be paid were presented as well as a report of the collection status of annual dues. Eight of the 13 accounts with balances due are the same as last year. The balance due is currently \$8,000.

Appropriate efforts continue to collect these dues. Small claims proceeding will start in June. Jorge reported that rentals are up \$1,300 year to year.

### **Pool Update**

Jorge reported that the pool was getting ready to open on Saturday May 28. He voiced a few concerns about the tile in the skimmers needing repairs and the main gate being repaired by the opening. He informed the board that he was in contact with the pool company to make sure this happened. Update: The tile work was completed on Friday before the pool opened. It was not done to Jorge's satisfaction, so he had them return the following week to redo it. The main gate was fixed on opening day, but was not ideal. Jorge noticed that the gate was dragging on the ground and had it fixed again. Jorge reported that the pool passes along with the rules and regulations and newsletter would go out on Wednesday May 25. Update: All passes of residents that returned their forms were in their mailboxes on Thursday May 26. Twenty-four residents since that date have requested their passes. The new chairs have been ordered and should be in by the first week of June. The Pepsi machine was fixed and filled for the beginning of pool season. Jorge informed the board that no one expressed an interest to run the concession stand this year.

### **Updates**

Jorge reported that the landscape project had started with the removal of some plants. Kirk will continue to remove plants. Power washing of all the brick will be completed once all the removal of the landscaping is complete. Once the power washing is complete, the iron fence will be painted. There are 28 iron fence panels. Update: All the power washing and painting has been completed. Kirk has informed Jorge that he is waiting on the irrigation company to visit the site and give him suggestions and a cost to add zones and repair our existing system. They have not been able to come and that is the delay on installing the plants. Kirk does not want to install the plants until the water issues are addressed.

Jorge informed the board that the Pizza Pool Party will be on Friday August 12 from 6-8 pm.

John requested the board consider replacing the shades in the recreation center with wood shades. A motion was made and passes. Jorge will purchase the shades and coordinate the removal and installation of the shades. Update: Jorge has the shades and will schedule the installation between rentals.

With no further business, Richard made a motion to adjourn, and John seconded it. Motion carried, and the meeting adjourned at 7:06 p.m.

Respectfully submitted,

Jorge Lancho  
Lancho Management Group