

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
October 24, 2011



Board Members Present: John Elias, Linda Bunting, Kelly Stone, Gordon Doyle and Billy Smith

Others Present: Jorge Lancho, Clare Frost, Bill Brown

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

The September meeting minutes had already been approved and will be posted on the website.

Neighborhood Concerns

A resident has expressed concern about some of the homes on Quarter Horse Court. The home at 901 Quarter Horse has had a broken garage door for some time that is looking unsightly. The Association has look into this matter, including consulting with code enforcement.

A home at 908 Quarter Horse has had a car parked on the street in front of it. Jorge advised that while the Association asks residents to avoid parking on the street, the LFUCG ordinance will only force vehicles off the street if they have not been moved within 24 hours. The Association will monitor this situation to determine next steps.

Concern has also been expressed regarding the property at 2033 St. Stephens Green, which is an empty house. It's been reported that the home's grass is exceedingly high, becoming an eyesore. Linda made a motion and Kelly seconded it to authorize the grass being cut at the home with the expense going to the appropriate party. (The high grass is no longer an issue.)

Financial Report

Jorge advised that five homes with outstanding dues balances from 2010-2011 have court judgements against them but there is no information available to garnish wages. Liens have been placed on these properties.

Monthly reports regarding expenses and income were presented and reviewed. Rentals of the recreation center are up \$2,045 compared to this time last year.

Holiday Matters

As has been the case in previous years due to holiday schedules, the board decided to cancel the December board meeting, after Billy made a motion and Linda seconded it. Motion carried.

Jorge reminded everyone that the Visit with Santa event for Rabbit Run will be held at the Recreation Center on Sunday, Dec. 4, from 2 to 4 p.m.

The board discussed this year's holiday lights on the Association's property, which are to be placed by Southern Comfort Landscaping at the neighborhood entrances and in front of the recreation center. The board emphasized that they wanted the display to be an attractive display of lights with a classic, conservative look.

Landscaping

Linda advised that the hydrangeas that were planted at the entrances will need to be moved as they grow, otherwise they will block the neighborhood signage. Jorge advised that he will notify the landscaping company about this placement.

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The board also advised that they were not pleased with the yellow flowers placed in front of the recreation center this past year, and that those flowers should not be used there in the future. This information will be shared with the landscaping company.

Recreation Center Improvements

Kelly recommended that the previously assembled list of potential improvements to Rabbit Run property be reviewed again and possibly expanded to include new items. This is the list that was assembled previously when the center's bathrooms were renovated as well as new tile laid in the hallways and new landscaping and irrigation systems installed at the neighborhood entrances. One item Kelly would like to add for discussion is a putting green at the main property and new tile in the multipurpose room. Billy added that new swings are needed on the sets closest to the tennis courts.

Neighborhood Activities

The board suggested that the Association consider hosting quarterly activities such as a bridge night or other kind of activity in 2012.

Board Membership Update

Long-time board member Maria Gnas has advised that she will be leaving the board, and Don Vittetow has also confirmed that he is not seeking re-election. The Association appreciates Maria's and Don's service to Rabbit Run. Kelly Stone has re-considered his membership on the board and will be returning for another term. His continued service is also appreciated.

With no further business, Linda made a motion to adjourn, and Billy seconded it. Motion carried, and the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group