



**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board Meeting**  
**April 17, 2017**

Board Members Present: John Elias, Bob Simpson, Richard Potts, Linda Bunting, Scott Grospitch, Gordon Doyle

Others Present: Jorge Lancho, Susan Lancho

The March meeting minutes will be reviewed and once approved, posted on the on the website.

**Financials**

Since the board meeting is held a little earlier in the month than normal, and with the Association bookkeeper dealing with a family medical emergency, financials were not presented but Jorge does expect to have complete financial reports available before the end of the month, as required.

**New/Old Business**

Pool-Side Trees: Discussion regarding the pine trees at the back of the pool continued. Some neighbors who use the pool have expressed a desire for them to be removed because they block the sun from the pool in late afternoon. The trees also drop pine needles, etc., on the pool deck. Others would prefer not to remove the trees. After discussion and review of the area, Richard made a motion to retain the trees and John seconded it. Motion carried.

Playground: Jorge reported that the new playground installation was nearing completion. Discussion continued regarding the border of the area. Jorge has ordered the mulch and it is awaiting installation once the border is installed. Bob made a motion to purchase the borders as discussed and install them with another contractor and Linda seconded the motion. Motion carried.

Jorge reported that the stand-alone swing set near the tennis courts has been painted. New hardware and swings will soon be installed, and the mulched area below the set will be expanded, as well.

Jorge also reported that some middle school students recently vandalized the older playground set's tarp and flags, requiring their removal. This will be the fourth tarp that has been vandalized. Jorge suggested not replacing the tarp or the flags because of this recurring problem and expense. The board requested that board research instead building a wooden roof to go over the playground set. (Jorge has contacted the playground contractor we have used in the past. He indicated concerns about vandals carving into such a wooden roof.)

Jorge also reported that weather permitting, the old playground set will be powerwashed and stained as soon as possible.

Basketball goal post: The post has been given a fresh coat of paint.

Pool: The board members walked the pool area and confirmed that to prepare for this year's pool season, the pool company will power wash the pool deck a normal t that the Association will try to address the coping issue as best as possible before the pool opens without doing a complete replacement. Jorge has asked the pool company to start getting quotes for a total upgrade of the pool and pricing for a new concrete deck. He has also contacted other contractors for the same.

Signs: New handicapped parking signs have been installed concurrent with the parking lot sealing/painting project and Jorge is getting "Park Closes at Dark" signs for the property.



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With no further business the meeting adjourned at 6:55 p.m. following a motion by Richard and a second by Linda. The Neighborhood Watch informational meeting followed, attended by 27 residents and led by Officer Bige Towery of the Lexington Police Department.

Respectfully submitted,

Susan Lancho