



MINUTES
Rabbit Run Homeowner's Association
Board Meeting
March 27, 2017

Board Members Present: Linda Bunting, Gordon Doyle, John Elias, Scott Grospitch, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

John Elias called the meeting to order at 6:34 p.m. The February meeting minutes have been approved and posted on the website.

Financials

The financial reports, including collection information, monthly reports, recreation center rental information and bills to be paid were reviewed. Twenty-six homes remain outstanding in paying dues for a total of \$36,100. Late fees and liens on properties have been applied, as appropriate.

Recreation center rental revenue is up \$325 year to year, with 11 more rentals over last year at this time. The average rental cost is \$54.40 this year versus \$61.40 last year.

New/Old Business

Easter Egg Hunt: The Easter Egg Hunt was well-attended, with 64 adults and 59 kids. The event included more than 500 candy-filled egg, refreshments and prizes, as well as the Easter Bunny.

Garage Sale: Jorge reminded the board that the Rabbit Run Spring Yard Sale is Saturday, May 20. The Association will advertise the event.

Neighborhood Watch: Officer Bige Towery of the Lexington Police Department will present information about Neighborhood Watch on Monday, April 17, at 7 p.m. at the Recreation Center. The board decided to have its April meeting on that same date immediately beforehand.

Painting Projects: Jorge asked the board for their recommendations of painting contractors to submit bids for painting around the facility. No additional suggestions were submitted. The board decided that touch-ups for the main room are sufficient at this time rather than painting the entire main room.

Playground Set: Jorge reported that the new playground installation has begun and will continue throughout April (with new borders, mulch, etc.).

Sidewalk to playground: The board reviewed the area where the new walkway would be and determined that a concrete walkway is needed as well as a concrete pad for the picnic tables and a small concrete pad for the garage bins. The board advised to proceed with this project after the playground project is completed.

Pine trees at back of pool: The board discussed the possibility of removing some of the trees or trimming them back, due to some members indicating they block the sun in the afternoon and create a maintenance issue for the pool deck. After a lengthy discussion and review of the area, they decided to table further discussion until the April meeting.

Signage replacement: Jorge advised that he would be replacing the handicapped parking signs in the parking lot and purchasing, as requested, "Park Closes at Dark" signs for the park area.

Pool fence: The pool fence repairs have been completed and an old gate replaced.



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Pool season updates: The board discussed the needs of the pool coping and deck and determined that no significant repairs be made this year but rather defer large expenditures on the pool until the fall, in preparation of the 2018 pool season. More research is needed on the best and most cost-effective upgrades. Jorge has advised Lexington Pools not to proceed with any proposed projects for pool repairs.

Pool pass information is being collected and 2017 passes will be distributed the week of May 22.

The pool opens for the 2017 season on Saturday, May 27.

With no further business the meeting adjourned at 7:23 p.m. following a motion by Richard and a second by Don. Motion carried.

Respectfully submitted,

Susan Lancho