



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

Board Members Present: Richard Potts, Linda Bunting, Don Vittetow

Treasurer Richard Potts called the meeting to order at 6:30 p.m.

The January meeting minutes had been approved and have been posted on the website.

Financials

The financial reports, including collection information, monthly reports, recreation center rental information and bills to be paid were reviewed. Members' 2016-2017 dues were to be paid in full by November 1, 2016, but 31 members' payments are outstanding, for a total of \$37,000. Seventeen of the 31 are same as last year. This is compared to 34 homes and \$32,400 last year at this time. The difference is related to some members having long-standing overdue balances with late fees accumulated. Late fees and liens on properties have been applied, as appropriate.

Recreation center rental revenue is up \$365 year to year, with 11 more rentals over last year at this time. The average rental cost is \$53.72 this year versus \$60.45 last year.

Old/New Business

The Easter Egg Hunt at the Recreation Center will be held Saturday, March 25, at 11 a.m.

The spring neighborhood yard sale will be held Saturday, May 20.

Per board request, Jorge had purchased 20 new folding chairs to match the newer existing folding chairs for the main room. The board advised that the 20 older chairs, which appear to have been donated to the center many years ago, could be removed and donated to a charitable entity. (Jorge and Susan have taken these chairs to Habitat for Humanity.)

Other updates on projects include:

Pads on portions of the weight lifting equipment have been replaced.

Pool fence repairs are scheduled to begin in March.

Bids for the walkway along the side of the center toward the playground are being received. Jorge advised the board that one board member had suggested including a short walkway from the pool fence gate nearest the baby pool to the main walkway that is planned, and permitting the side gate to be unlocked during pool hours. Board members in attendance were concerned about leaving this gate unlocked as it would be easy for non-members to enter the pool area and make it more difficult to monitor pool traffic.

The board discussed the three bids for sealing the parking lot. Linda made a motion and Don seconded approving C & R.

Jorge provided an update on the pool coping job that the board had previously approved in the November meeting. The pool company indicated that the cost for trimming around the entire pool would actually be much higher than the bid reflected. Jorge advised the company that the higher cost was not an option and said that we would need to come up with a better solution. While waiting for other solutions from the pool company, Jorge consulted with three other pool companies for additional ideas. During the meeting, Jorge and the board members present walked the affected pool areas to review them. Linda made a motion that the board



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authorize a modified, temporary fix that included trimming the coping so that it would be smooth and caulking the area. This would result in a more cost-effective temporary fix for this pool season.

The main issue is that the pool is lifting up and is not flush with the concrete deck anymore, so a major fix is needed but not feasible to complete before this year's pool season. This will need to be addressed soon so that work can begin immediately following pool season.

With there being no further business, Linda made a motion to adjourn the meeting and Don seconded the motion. The motion carried. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group