

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
January 26, 2015



Board Members Present: John Elias, Linda Bunting, Richard Potts, Don Vittetow
Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Wayne Cass, Don Fisher, Robert Ledford, Jenny Jones, Ann Kjelby, Lucien Kinsolving

John called the meeting to order at 6:05 p.m. to allow for regular business discussion and then devote most of the meeting to the fence project and questions from residents. There were no minutes to review since there was no December meeting due to the holidays.

Financials

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Thirty-two homes have outstanding dues balances for a total of \$21,400. This is an improvement over last year, when 55 homes had a total of \$30,500 in outstanding dues. Rentals are up year to year, 25 versus 19.

New/Old Business

Insurance audit: The recent insurance audit recommended additional mulch or other material added to the small playground area closest to the tennis courts. Jorge will add the rubber tire material used in the other playground area to this area.

Property lines on Wellington Lane: Jorge reported that the president and vice president of the Villages of Rabbit Run recently advised him that some of the private properties on Wellington Lane have been landscaped/maintained in such a way that encroaches on the Villages' property. Also, they have learned that a short portion of their walking trail is located on Rabbit Run common property. The Board advised Jorge that the Villages should work individually with affected residents on Wellington Lane to resolve property line issues. Jorge will research liability issues, etc, re: the walking trail location and report back to the board for further discussion.

February 23 board meeting: The February board meeting conflicts with a new Neighborhood/Homeowners Association President's Meeting hosted by new LFUCG District 10 Councilmember Amanda Mays Bledsoe. Therefore, the February board meeting has been canceled. Jorge will be representing Rabbit Run.

Visit with Santa: The December Santa event went well with approximately 150 attending over the course of the two-hour event. Special thanks again to the Gnas family for providing a Christmas tree to use for this event and throughout the holiday season in the recreation center.

Upcoming activities: Pool pass forms will be distributed to residents in March to prepare for the upcoming pool season. The Rabbit Run Easter Egg Hunt will be held March 21 at 11 a.m.

6:30 p.m. Fence Discussion

The board welcomed residents to the meeting and invited questions and comments from them regarding the upcoming fence upgrade project along Fort Harrods Drive. Residents posed several questions and suggestions, which were answered and/or documented for follow up. The board appreciated all the residents who attended. Jorge will follow up with all affected residents who did not attend so that they can stay up to date on the project, which will begin soon so as to take advantage of better pricing for residents.

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With there being no more questions or discussion by attendees regarding the fence project, Richard made a motion to adjourn the meeting and John seconded it. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group