



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
January 23, 2016

Board Members Present: Linda Bunting, John Elias, Scott Grospitch, Bob Simpson, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

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

The minutes had been approved from the November meeting and have been posted on the website. There was no December board meeting.

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 48 members' payments are outstanding, for a total of \$44,500. Thirty-three of these homes are the same as last year. This is compared to 54 homes and \$41,200 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 \$100 year to year, with 32 rentals fiscal year to date versus 27 last year. The average cost per rental last year was \$60 versus \$53.91 this year.

Old/New Business

Jorge provided updates on recent events and projects. The Visit with Santa on December 4 was again a success, with 54 children and 62 adults attending, demonstrating a continued value for members. The board and management team again express special thanks to the Gnas family for donating the use of a Christmas tree for the main room at the recreation center during the holiday season.

Projects that have been completed include:

- Electrical work at neighborhood entrance
- New key pads installed on recreation center and tennis court fence
- Treadmill repaired
- Replaced miniblind in recreation center
- Replaced recently broken toilet in women's restroom
- Repaired entrance light
- Removed evergreen trees near entrance to tennis courts
- Trimmed trees by parking lot

Jorge shared that recent tree planting work by a city contractor near the Wellington Way neighborhood entrance had caused some damage to the lawn on the Association's property. Jorge discussed the issue with the contractor and documented it should there be a need for follow up if repairs made are not satisfactory.

Jorge is nearing completion of obtaining quotes for various proposed projects so that decisions can be made for this year's projects. John provided feedback on contractors bidding on possible parking lot work at the center, which Jorge noted.

The board discussed possible flooring replacement in the exercise room. It was suggested that Jorge research the type of flooring used at Lexington Athletic Club in their weight lifting areas. Jorge also referenced the



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range of quotes received for breaking down, moving and then moving back and setting up exercise machines and equipment for this project.

The board also discussed in depth options for replacing playground equipment for younger children that was removed late last year, as well as the ground covering to be used for the areas. The discussion spanned the recommended depths of various ground coverings used (chopped rubber, etc.) as well as the cost/need for replacing the border around the playground area used to contain the covering. Exploratory discussion also took place re: some type of path/sidewalk from the side of the recreation center to the playground area. Jorge will research further the ground covering options, borders and sidewalk options.

Bob made a motion to approve the board's selection of a smaller playground structure for younger children to replace the older set that was removed last year. The price of the structure is \$11,833.36. Linda seconded the motion, and the motion carried.

Jorge also advised that the next printed newsletter will be mailed to members in March, and will include the following information: pool pass forms for members to complete, event dates for 2017 activities, and other useful information. The next Association event is the Easter Egg Hunt to be held on March 25. This will be promoted via flyers, Facebook, e-blasts, and the website.

With there being no further business, Linda made a motion to adjourn the meeting and Bob seconded the motion. The motion carried unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group