



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
June 26, 2017

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

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Joe Clancy, Todd Slusher (Lexington Pools), and JB Blanton (Lexington Pools)

President John Elias called the meeting to order at 6:33 p.m.

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

Financials

Jorge reviewed the financial reports, including collection information, monthly reports, recreation center rental information and bills to be paid. Seventeen accounts are delinquent on paying 2016-2017 dues, for a total of \$26,700 versus 16 homes and \$23,177 at this time last year. Late fees have been applied and liens have been placed on these properties. It was suggested that the board revisit other methods for collecting delinquent dues and Clare will follow up with attorneys on this.

Recreation center rental revenue is up \$180 year to year, with four more rentals than last year at this time.

New/Old Business

A resident has inquired about options to address speeding on Wellington Way. Speed studies have been conducted by the city in the recent past but Jorge will follow up with Councilmember Amanda Bledsoe to see about other options. He will also inquire about bike symbol stencils in the bike lane so that this lane's purpose is more clear to residents and visitors.

Jorge provided an update on the various projects taking place at the recreation center grounds, with several having been completed (concrete, sod and landscaping) and advised that there is one more tree that will need to be removed following the pool season. The board advised Jorge to hold on installing any more rubber mulch at the playground. They also advised holding on tennis court cleaning/repairs until at least the spring of 2018. (A project status sheet is maintained on the website in the board section.)

Jorge also advised that there have been various delays from Windstream and Spectrum to coordinate activation of WiFi at the recreation center, but he is still driving this to completion.

Pool Update

At the board and Jorge's request, Todd Slusher of Lexington Pools provided a verbal presentation on various upgrades and options for enhancing the pool and pool deck, which included rough cost estimates. Extensive discussion among Todd, Jorge and board members present included the possibilities of upgrading various pool features versus total replacement of them, retaining the current footprint of the pool and pool deck versus enlarging one or both, and a combination of other enhancements to pool amenities and operational needs so as to retain an attractive, well-functioning pool facility that meets members' needs. They also discussed the consequences of the various possible changes, including cost, operational expense, compliance, durability, etc. The board determined that expanding the pool itself will not be pursued. They will continue to research and discuss other options for enhancing the pool and pool deck.

With no further business, John made a motion to adjourn the meeting. Gordon seconded it and motion carried. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group