

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
March 23, 2015



Board Members Present: Meeting conducted by email

Others Present:

The February minutes had been approved and posted on the web site.

Financials

The financial reports show that we have \$22,700 outstanding as of March 22, which represents 21 homes. Of the 21 homes, 14 are the same from last year. Last year at this time we had \$26,700 outstanding, which represented 26 homes. Rentals are down \$600 from last year. We have had four fewer rentals year to year. The difference is last year's rentals averages \$64.29 per rental compared to \$53.23 this year.

New/Old Business

Easter Egg Hunt: The Easter Egg Hunt was on March 28. Despite the cold weather, we had over 60 children participate in the hunt. The Easter Bunny was a big hit and the children had over 500 eggs to hunt.

Pool Season Update: The pool will open on May 23. Pool pass information sheets were mailed in early March and are due back by April 15. Jorge will send out an E-blast in early April to remind everyone to return their information. We use this time of year to update all the files and make sure that all active recreation center keys are accounted for. Passes and the Rules and Regulations booklets will be distributed the week of May 18.

Garage Sale: The Rabbit Run HOA garage sale will be held on May 16. The association will purchase the ads for the newspaper and will put up signs at the entrances of the neighborhood.

Fence Project: The fence project started the week of March 23. Depending on the weather, it will last two to three weeks. Jorge talked to the lawyers on John's behalf regarding our liability of losing funds if someone moved. The lawyer advised Jorge that the association could file a Notice of Advancement for each property. This will be recorded and placed on each property. The resident will not be able to sell their home until the amount has been paid for.

Light Project: Jorge met with Lexington Outdoor Lighting to get a quote for new lights at the entrances. Vandals have damaged a few of the current lights and the others don't last long before the bulbs blow out. Jorge asked for a quote to install new LED lights that will last longer and produce more light. He also asked for lighting to emphasize the entire entrance instead of just the signs. The lights would emphasize the trees on each side, along with the gazebos.

The pricing also includes a new light for the sign at the clubhouse. (Lexington Outdoor Lighting was previously the successful bidder for the clubhouse, coming in \$400 lower.) The cost would be \$2,989.00 for 12 Lights, 5 floodlights, 300-Watt Stainless Steel transformer, 14-gauge UV underground wire, and dawn to dusk sensors. The lights come with a lifetime warranty and the transformer comes with a 20-year warranty. This price also includes all labor.

Jorge has requested funds to cover a part of this project from the LFUCG 10th District Funds. The lighting company stated they could install a sample on one side of the entrance like they did

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previously for the clubhouse if the board was ready to do the project. Please let me know what your thoughts are on the lighting project. If the board does not wish to continue I will pull our request for funds.

Respectfully submitted,

Jorge Lancho
Lancho Management Group