

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
May 25, 2015



Board Members Present: Meeting conducted by email

Others Present:

**Financials**

The financial reports show that we have \$18,031 outstanding as of May 30, which represents 13 homes. Of the 13 homes, 8 are the same as last year. Last year at this time we had \$19,982 outstanding, which represented 22 homes. Rentals are up \$15 from last year, and we have had six more rentals year to year. Last year's rentals averaged \$61.98 per rental compared to \$55.93 this year.

**New/Old Business**

Pool Season Update: The pool opened on May 23. Pool pass information sheets were mailed on May 18. Lancho Management Group forwarded an E-blast in early May to remind members to return their pool pass information. Approximately 40 members to date have returned their information after the passes were mailed. LMG continues to process these post-deadline requests. The white parking lot lines were repainted and the curbs will be completed first week of June. Jorge had new tile installed in all the pool skimmers since tiles have been falling out and need replacing. (More work will be done after the pool season.)

Garage Sale: The Rabbit Run HOA garage sale was held on May 16. The association purchased the ads for the newspaper (including online ads), posted signs at the entrances of the neighborhood and posted information on the website.

Light Project: Per board approval, Jorge met with Lexington Outdoor Lighting to get a sample of the new lights at the entrances. After seeing the light output and the positioning of the lights, Jorge asked for a new approach that emphasized the entire entrance instead of just the signs and trees. The new lighting concept would include installing three floodlights at each of the Fort Harrods entrances and two at the Wellington entrances.

The pricing also includes a new light for the sign at the clubhouse. (Lexington Outdoor Lighting was previously the successful bidder for the clubhouse.) The cost would be \$2,889.00 for the 11 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.

Playground: The repairs for the playground will be completed by the second week of July. This includes four new canopies, a few new wood planks for the climbing wall, and new flags.

Villages Walkway on RRHA property: Jorge contacted Tom Hinkebein, Vice President of the Villages at Rabbit Run by phone and in writing and he also spoke to the Association Manager, Terri Hill. He informed them of the possibility of us allowing an Encroachment Agreement to be written between both parties. They were going to take the information to their board for review.

Jorge did not hear back from them after their meeting so followed up re: the board's decision. Tom advised that the Villages will be constructing a new walkway on their property rather than pursuing an encroachment agreement.

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District 10 Meeting:

Jorge represented RRHA again at Councilmember Amanda Mays Bledsoe's quarterly District 10 Meeting in May. He has found these to be informative meetings and the May meeting included presentations from LFUCG Parks and Recreation, Moondance Amphitheatre representatives, the fire department (re: CPR and fire safety) and a Councilmember update re: various projects throughout the 10<sup>th</sup> District. Jorge posted the Moondance schedule at the Recreation Center and will use other info in future e-blasts and newsletters to inform residents of LFUCG happenings.

Respectfully submitted,

Jorge Lancho  
Lancho Management Group