



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
November 28, 2016

Board Members Present: Richard Potts, Bob Simpson, Linda Bunting, Scott Grospitch

Others Present: Jorge Lancho, Susan Lancho, Matt Hall, Christy Pellegrino

Vice President Bob Simpson called the meeting to order at 6:30 p.m. The October meeting minutes were approved and have been posted on the website.

Financials

Jorge provided the financial report, including collections information, monthly reports, recreation center rental information and bills to be paid. He advised that a second notice had been mailed to members who have not yet paid their 2016-2017 annual dues, which were due in full on Nov. 1. He also reported that the FY2015-2016 ended with recreation center rental fees up \$745 year to year, with the average rental fee at \$62.48 versus \$58.77 the year before.

New/Old Business

Facebook page: The new Rabbit Run Facebook page has been launched. An announcement regarding the site will be forwarded to members via the next e-blast. Scott suggested the possibility of advertisements on Facebook page and website, and having free advertisement options available for Rabbit Run members only.

Playground: The playground repair has been completed on the set for older children. The slide and the rocking turtle components located closest to the tennis courts have been removed. Jorge is gathering information regarding additional playground equipment. He distributed packets of options obtained from three different companies used, respectively, by LFUCG Parks and Recreation, Fayette County Public Schools, and other homeowners' associations to begin board review and discussion about future plans.

Concrete completed: The concrete work for the center, fixing the walkway and sidewalks, has been completed.

Tile work completed: The tile work just outside the back door of the center leading to the pool area has been completed.

Light replacements completed: Work on the lights around the pool has been completed.

Tennis court area: A tennis court net has been replaced.

New card readers: New card readers for the tennis court area and the recreation center will be installed in early December. There will be a transition from the old card reader to the new card reader to spread out the cost. New keys will be a fob rather than a key. As new members move into the neighborhood, they will be issued a fob for the new system. As members request replacement keys, they will be issued fobs for the new system.

Neighborhood watch group: Susan reported that she spoke to the police department about the Neighborhood Watch program and about scheduling a meeting re: this program at the recreation center. The board advised that this should be done in early spring.



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Project list: Jorge advised that the project list for the Association is now posted on the website, as was suggested. The list can be found on the Board of Directors page. Jorge also presented information re: a proposed project list for 2017, with some board discussion. Some of the highlights included:

Pool and fence upgrades: Jorge received an assessment from Todd of our pool company. Three companies submitted ideas for addressing liner and coping upgrades/replacements. Packets were distributed to board members.

Landscaping upgrade: Jorge has received estimates for plant material and labor for upgrading landscaping in front of the recreation center as well as the islands in the neighborhood. It was suggested that the two large pine trees located by the tennis courts be removed. They are problematic in keeping the tennis courts free of debris and bird droppings. The board agreed to their removal.

Walkway from end of building going toward back of property, leading toward playground. Richard advised that drain was installed 20 or so years ago. May need to be cleared/unplugged.

Screen/fence to hide garbage bins: Jorge suggested that this be considered since the bins are frequently moved by members using the center and can be seen from the road. A screen or fence will improve aesthetics of the grounds.

Brickwork repair: Around pool, on either side of all entrance signs, gazebos, etc.

Parking lot maintenance: Jorge will research need and costs of parking lot sealing, etc.

Tennis court upgrade: Jorge is researching best options and recommendations for upgrading court.

WiFi for recreation center: Jorge will review costs for adding this feature to recreation center.

Jorge reminded everyone that the Visit with Santa event will be Sunday, December 4, from 2 to 4 p.m.

Richard made a motion to cancel December's board meeting due to the holidays, as is common practice. Linda seconded the motion and it carried unanimously. Richard made a motion to adjourn the meeting and Bob seconded it. The motion carried unanimously and the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Susan Lancho