

MINUTES
Rabbit Run Homeowner's Association
Board of Director's Meeting
April 24, 2006

Board members present: Don Jones, Lisa Lear, Richard Potts, Kelly Stone, Bob Simpson, Billy Smith, Bernie Thompson, Jim Tudor

Also attending: Jorge Lancho, Lancho Management Group; Susan Lancho, Lancho Management Group; Ann Hoenscheid; Pat Potts; Don Starsinic; Margaret Starsinic; Neal Conrad; Judi Conrad; Bob Silvanik; Fred Trogdon; Delores Taormina.

Board President Don Jones called the meeting to order at 6:15 p.m.

Minutes

The minutes of the board's March meeting were approved by email and posted on the website.

Financial Report

Jorge provided an overview of the financial report and indicated we only had 4 households with dues to be collected, and two were experiencing extenuating circumstances.

Action item: Jorge to follow up with attorneys regarding those members who have outstanding balances. .

Request by resident to enhance turf in island on Blenheim

A resident has concerns that the island on Blenheim has grass turf with numerous bad spots in it. The board discussed the issue, but concluded that proper maintenance is being conducted. Richard moved that no further action is needed, and Bill seconded.

Pool pass distribution

Jorge suggested that rather than distributing a pool pass to each individual (of any age) in all member households, the process be streamlined so that each household receives three pool passes, with each bearing the member's last name. Billy recalled this being discussed at one time in the past. Lisa moved to accept the new process, and Kelly seconded the motion.

Palomino landscaping

A resident has raised concerns that the fenceline behind Palomino properties is in poor shape, and that the tree behind her home was not replaced after the 2003 ice storm damaged it. Other trees in the same area which suffered similar damage were replaced.

Bob moved to replace the tree, and Jim seconded the motion.

The board discussed further the weeds that are growing along some portions of the fenceline. This area is each respective homeowner's responsibility. Richard advised that a legal precedent may be established if the board uses Association resources to improve some people's property but not all. After extensive discussion the board agreed to review the issue further and seek more information on weed control costs.

Action item: Jorge to obtain bid from Sharp Lawn regarding weed control application conducted three times a year.

Easter Egg Hunt

Jorge reported that the Easter Egg Hunt on April 15 was a success, with perfect spring weather and more than 75 children participating. He and Susan will return a few items purchased for the event that were not needed. With these returns the event's expenses will be a few dollars under budget. (Two photos from the event have been posted on the website.)

Ninth District Council Candidates

In April the board agreed to invite all three 9th district council candidates to attend the board meeting to share their thoughts on the district. All three candidates agreed to participate.

The board welcomed Lexington-Fayette Urban County Government Councilman Jay McChord to Rabbit Run. Councilman McChord provided an update on the district, including news that Wellington Way was scheduled for repair this year. After a brief presentation the councilman fielded questions from attendees.

The next candidate to address the board was Wanda Mattingly. Mrs. Mattingly shared her thoughts regarding serving the district, and then opened the floor for questions.

Candidate Richard Francis did not attend as scheduled.

Fayette County Neighborhood Council

Delores Taormina a member of the Fayette County Neighborhood Council, encouraged the board to participate in the council, and gave an update on a beautification project the FCNC is working on.

Newsletter sponsorship

Don raised the issue of businesses sponsoring the newsletter, and perhaps publishing the newsletter more frequently. It will need to be determined whether or not such sponsorships would affect the Association's tax status.

Street parking concerns

Billy raised the issue of several neighborhood residents parking on the street, which is causing safety concerns. In particular, he has received complaints about one vehicle consistently parking in the street on Fort Harrods Drive close to the right turn lane.

Action: Susan to contact resident to discuss situation. (Susan contacted resident on April 26.)

Billy moved to adjourn the meeting and Jim seconded.

The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Susan Lancho