



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
August 25, 2008

BOARD MEMBERS PRESENT: Jim Tudor, Richard Potts, Kelly Stone, Bob Simpson, John Elias, Kirk Lear, Billy Smith and Don Vittetow

OTHERS PRESENT: Jorge Lancho, Susan Lancho, Clare Frost and Brad Hatton

President Jim Tudor called the meeting to order at 6:33 p.m.

The July meeting minutes had been approved and have been posted to the website.

POOL OPERATIONS

Brad Hatton of Professional Pool Management of Kentucky reported that the pool would be shut down for the season on Monday, September 1, at 8 p.m. He noted that the season had been a good one but that with the start of school and reduced pool hours, usage had declined in the last week or two. He also noted that with the passage of the Virginia Graeme Baker Pool Safety Act, we will need to make some modifications to the drains in the pool to ensure compliance. We will need to wait, however, until new parts receive appropriate regulatory approval. Brad also reported that he would start the winter maintenance program, as his contract outlines.

Jorge noted that we did have follow-up correspondence from a homeowner who would like the pool open beyond the opening day of school, which would mean no lifeguards (since all guards and attendants are either high school or college students). The board recommended checking with our insurance company regarding the risks of keeping the pool open with a "swim at your own risk" policy. The concern is that this would not prevent others, perhaps event teens and other youth, from using the pool without guards or attendants present.

Jorge noted that the wading pool gate needs to be repaired where concrete is cracking.

Bids for pool management companies will again be requested, with the same general specifications as last year.

FINANCIAL REPORT

Clare reported on those members who are in arrears, and provided feedback from one attorney requesting a reduction in back dues for his client's significant amount of outstanding dues. Billy made a motion and Jim seconded that NO reduction in back dues would be accepted. Collection efforts also continue on other members with outstanding dues.

Clare recommended that the board consider conducting an updated assessment of the remaining useful life/estimated current replacement value of Rabbit Run assets. The current assessment is eight years old, and with the recent improvements to the pool, roof and other areas, this may need to be adjusted.

Jorge and Clare distributed a draft proposed budget for 2008-2009 for board input and discussion. After discussion, board members agreed to submit any suggested changes to Jorge so



that they can be incorporated into the budget before distributing it by mail to all members prior to the September meeting.

OLD/NEW BUSINESS

New board members/new officers

Nominations for new board members will be accepted and voted on at the September meeting. A notice regarding nominations will be included in the fall newsletter. New officers will be elected at the October meeting.

Pool pizza party

Approximately 65 residents attended the pool pizza party on Aug. 15. Pizza, drinks, chips and cookies were provided.

Street Tree/Sidewalk Update

Susan reported that the street tree assessment conducted for the Association by LFUCG Urban Forestry representatives had been completed. While some board members had received resident complaints about the requirements for street-side clearance, Susan reported that she and Jorge had received some positive feedback from a few residents re: trees being trimmed. The board advised that for the upcoming sidewalk assessment, the Association first provide a notice to the property owner from the Association, advising that sidewalk repair is needed, rather than involving LFUCG code enforcement.

Newsletter

The fall newsletter will be distributed in September, and a draft was circulated for board member feedback. Susan continues to recruit advertisers for each issue to help offset copying and postage expenses.

Air conditioner repair

Jorge reported that the compressor on one of the recreation center's air conditioning units had gone out on a very warm evening. An initial repair assessment was conducted and bid obtained. Jorge will obtain additional bids for board review. Currently the HVAC system is serviced annually. Going forward, Billy suggested having the system serviced in both the fall and spring.

Jim made the motion and Billy seconded adjourning the meeting. With no further discussion the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Susan Lancho