

MINUTES
Rabbit Run Homeowner's Association
Board of Director's Meeting
June 27, 2006

In attendance: Clare Frost, Billy Smith, Bob Simpson, Kelly Stone, Richard Potts, Bernie Thompson, Lisa Lear, Don Jones, Jorge Lancho, Susan Lancho

Also in attendance: Steve Adkins, Darren Gettelfinger, Britt Roarx, Tonia Rice, Jim Rice Tony and Fern Orlando.

Don Jones called the meeting to order at 6:35 p.m.

Financials

The financial report was presented.

Clare gave an update on the future replacement fund. The audit has indicated that \$13,000 is needed for this fund. Motion carried to transfer these dollars to the fund. This will take place at the next board meeting.

We have had rentals to date for the year totaling \$1,445.

Resident concern

A resident reported the following concerns:

- 1) Trash containers are being kept by some residents in front of their homes, near the street. Don advised the resident to contact LFUCG code enforcement first, then the RRHA board. LFUCG should enforce this.

- 2) There is an issue with a fence at a Blenheim residence. There are concerns about neighborhood fences not complying with the deed restrictions and affecting the resale value of other homes. Another fence has now been constructed on Lappin, which is also out of compliance. The board further discussed this issue later in meeting.

Pool season extended?

There was brief discussion about extending the pool season. Don proposed not extending season due to additional cost, limited use, etc. Richard seconded. Motion carried.

Pool improvements

The board discussed extensively the need for pool repairs to be made following this pool season. The pool is 14 years old. Water has seeped behind the marsiting and coping; it appears that insufficient preventive maintenance has been conducted over last 14 years. It was "marsited" approximately 7 years ago, according to a past association president. Expansion joints are rotting out. The fences are in need of repair. There are drainage problems around pool. There are bricks on exterior of pool area with flaking mortar, and bricks are popping up around drain. There is a need to establish preventive maintenance program.

Don has had difficulty getting potential companies to visit site to assess problems and propose solutions and cost – probably since we are already in the busy pool season. Don reviewed area pool vendors – only Geddes pools (a local vendor) will do commercial work. There would be a cost of \$26,300 for tile replacement and other repairs. Another vendor's bid is \$20,232. Price is

good for 30 days. There was additional discussion re: the timing of repairs, etc., and the need for additional details regarding cost.

Discussion continued re: whether a new pool should be built or if it sufficient to about conduct repairs on existing one. The board also discussed the other repairs needed for the recreation center – such as the tennis courts, new storage facility, etc – which also come with large price tags. Kelly suggested conducting a homeowner survey to determine how members feel about the various priorities. Don Jones as president overruled and stated the board would make this decision. There was also discussion regarding whether or not to borrow money to pay for the pool, Richard Potts response was “I will not allow it.” Don suggested an interim meeting before the next board meeting to discuss the pool situation in more detail.

Action: Kelly suggested obtaining more information before voting. He will contact pool companies to obtain more information for pool repairs (pool, decking, fence, pumps and drains).

Action: Don, Kelly and Billy to obtain information on additional bids to Jorge a week before our next meeting.

Summer events

A cookout is scheduled for July 8 at pool from 11:30 a.m. to 2 p.m.

Action: Susan and Jorge to publicize on website, flyers, etc. Jorge will coordinate the cookout.

On Friday, July 28, Jorge and Susan will coordinate a pizza party for members at the recreation center from 6 to 8 p.m.

Insurance Quote Updates

Kelly spoke with representative today and rep is awaiting information from carrier any day. Kelly to send information from carrier via e-mail to Jorge and copy Don, who will send to entire board.

Elliptical Machine

Incline component of machine is not working.

Action: Jorge to proceed with purchasing new treadmill and elliptical machines.

Sprinkler Repair

Leak in system on Wellington Road side near Harrodsburg Road. Repairs have been made. Control panel has been replaced (\$240) and additional repair completed.

Rentals

Resident has requested pool rental for group event – 50 to 100 people possible – on the Saturday after school begins. Board suggested they bring their own chairs. Discussion regarding renting pool and recreation center room. **Group should pay for additional lifeguards. Need to know how many swimmers can be in pool safely. Cap event at 25 people.** Motion carried.

Weeknight parties – Rentals go until midnight but sometimes overflow occurs in parking lot before then and causes noise issues, etc, in neighborhood. More formality to process needed – rental agreement needed. Penalize renters whose events cause disruption in neighborhood.

Action: Management company will formalize process, creating form to complete prior to rental, etc.

Backyard playhouse

Resident constructing temporary playhouse in background. No need for approval since it is not a permanent structure.

Posts around neighborhood

It was mentioned that there is residue of tape, etc, from postings on poles throughout the neighborhood. Board members agreed to go around and clean the posts

Compensation for president's mileage

Richard advised that a check for \$100 from misc. expenses should be cut for the expenses that Don has incurred in copying documents, purchasing disks, etc, this year.

Action: Jorge will have Clare cut a check for Don.

Debris around grounds

One resident has reported that one pool company employee was seen throwing trash from pool deck area into recreation center lawn. Advise Brad that pool attendants should walk around pool fenceline to pick up debris.

Action: Don and Jorge to talk to Brad about this concern.

Dead trees on Wellington

Bernie – need to look into dead tree issue by the clubhouse.

Action: Jorge to arrange with Sharp to remove the trees.

LFUCG grant monies

Rabbit Run Homeowners Association has received \$3,000 for sidewalk repair, street tree replacement, playground equipment repairs.

3037 Lappin Fenceline

Fence has been constructed out of code. Jim, Jorge and Don advised contractor that fence was out of compliance in beginning stages of construction. A copy of CCRs was provided to homeowner. Fence was still constructed.

Attorney has been contacted. Resident has complied with city code. Only option is to file civil suit against resident that recently constructed fence, as well as all other homeowners whose fences are out of compliance. Attorney advised that we will likely not succeed in enforcing restriction.

Action: Jorge to seek opinion from second attorney (Rhodes Brown, Jackson and Kelly; Jim Hodge, Wyatt, Tarrant and Combs; Brian Gardner, etc.). Don will contact Code Enforcement. Can we post on website the addresses of those who are out of compliance?
Don suggested registered letter to all homeowners who are out of compliance.

Action: Susan to look into possibly putting CCRs on website.

Don continues to investigate pool situation on Palomino. He may need to contact health department.

Action: Jorge/Susan to provide Don with letter re: trees out of compliance. (Completed)

Other business

Newsletter currently on quarterly schedule. Do we want more frequent schedule? Sponsorships?

Don – board is still researching adding storage facility to recreation center.

Meeting adjourned at 9:02 p.m.