

MINUTES
Rabbit Run Homeowner's Association
Board of Director's Meeting
May 22, 2006

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

Also attending: Jorge Lancho, Lancho Management Group; Susan Lancho, Lancho Management Group; Ms. Cass, resident; Clare Frost, bookkeeper; Brad Hatton, Professional Pool Management of KY

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

Minutes

The minutes of the board's April meeting were approved by e-mail and posted on the website.

A resident stopped by the board meeting to commend the Rabbit Run Homeowner's Association Board and Jorge Lancho for a job well done.

Financial Report

Clare provided an update on annual dues, indicating that one resident who was to comply with a payment schedule had defaulted on payment. Rabbit Run's attorney will file papers to recover dues owed.

Other extenuating circumstances were discussed.

Action item: Jorge to send to Don information on resident who is on military leave.

Clare also indicated the Rabbit Run Homeowner's Association audits were available and that tax returns were ready for signature. A letter will be sent to the CPA indicating nothing material in RRHA finances has changed.

Kelly asked a question regarding the pool company expenditures and highlighted the fact that it looks like we are in good financial shape this year, with the ability to save more money for the contingency fund.

Don commended Clare for a job well done.

Pool season

The board discussed bids for extending the pool season into September, but tabled the item until the next meeting. The board will need to compare the pros and cons of using dollars to extend the pool season when using these dollars benefits a relatively low number of residents. Brad Hatton of Professional Pool Management indicated he would

need to know by July 1 if the pool season would be extended so that he could schedule staff accordingly.

Pool repairs needed

Brad provided an overview of the structural problems with the pool (and after the board meeting several board member visited the pool area to review the problems). Brad's company does not do such repairs but advises taking action on the pool this fall, after the 2006 pool season ends. Tiles are becoming loose, the pool deck will need to be redone, coping stones are coming loose, and there are significant cracks on the pool steps and floor. One solution for the pool floor is using a PVC membrane lining such as what is used on Copperfield's pool. Bill had concerns about the pressure on this material. Temporary measures will take place to keep the pool open this summer, such as repairing tiles as they become loose, etc.

Action item: Brad to forward information on pool membrane material to board.

Pool passes

Jorge reported that pool passes – three passes with household name and one guest pass per household – were mailed for most residents on Monday, May 22. Passes were not mailed to residents who had not confirmed information by submitting the membership renewal form sent to residents in April. Passes were also not sent to residents who had not paid the recreation center fee, also LMG has followed up with residents to determine if they wish to pay the additional recreation fee. *(Since the opening of the pool on May 27 5 non-mandatory members have paid the additional dues to access the pool.)* Information regarding the pool passes and pool rules, etc, was included in the newsletter also mailed on May 22.

Summer cookout and pool pizza party

The board voted to accept a summer cookout in July and a pool pizza party in August for members. Jorge and Susan will coordinate.

Resident suggestions

Jorge shared suggestions submitted by e-mail from RRHA resident for the board's information.

Fort Harrods Road fence line

The board approved allocating \$225 for Sharp Lawn to clean up the weeds along the Fort Harrods Road fence line.

Garbage pickup

Jorge recommended increasing garbage pickup during the pool season from one day to two days a week. The board approved.

Other expenses to consider at later board meeting

The board will need to address other expenses needed to repair Rabbit Run properties, such as the tennis courts. This work would need to be done in the spring.

Parking on street

Billy revisited the issue of cars parking on the street and inquired as to whether Susan had spoken with the resident who was parking a car in a turn right lane. She confirmed she had done so. Additional resident concerns have been expressed regarding this issue.

Discussion re: pool staff

The board discussed pool staffing for the summer and some of the changes that have taken place. All staff reports to Brad Hatton of Professional Pool Management of KY. Brad reports directly to the board.

Tree trimming issue

There continue to be challenges with untrimmed street trees in the neighborhood, making it difficult for pedestrians to walk by them as well as delivery trucks, postal carriers, etc, to make necessary deliveries. There is a city code regarding street trees.

Action item: Jorge/Susan to draft letter for Don to send to residents regarding trimming and replacing street trees.

The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Susan Lancho