

MINUTES
Rabbit Run Homeowner's Association
November 27, 2006

Board members present: Kelly Stone, Bob Simpson, Bernie Thompson, Richard Potts, Billy Smith, Jim Tudor, Lisa Lear, John Elias, Maria Gnas

Others present: Jorge Lancho, Susan Lancho, Clare Frost, Kirk Lear

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

The minutes from the October meeting of the board had already been approved and are posted on the Rabbit Run website.

Financial Report

Jorge reviewed the annual dues collections to date. There are 73 homes that have not paid (Thirty-nine of these were also overdue at this time last year.) Year to year collections are ahead by \$5,093.08.) One resident had indicated to Jorge that her builder told her she only had to pay the first two years she lived in Rabbit Run. She has lived in Rabbit Run 14 years. Jorge relayed to her that her property falls within the guidelines of mandatory dues, but also invited her to the November board meeting to voice her concerns.

The next dues notice to residents will include a late fee.

One resident at 1928 Westmeath will be making payments due to extenuating circumstances.

At Richard's request, Jorge reviewed the payments that have been made with the Association's credit card.

Billy had questions regarding payments made to the pool management company. There was discussion regarding the renewal of the contract. The board is not permitted to make automatic renewals of contracts. The board discussed whether or not additional bids were needed, and if so, which vendors to include in the bid list. Jorge will ask Professional Pool Management Company, on the Board's behalf, to attend the January meeting and present a new bid for the 2007 pool season. Jim and other board members will secure additional bids for pool management.

Rentals

Jorge indicated that rentals and other neighborhood use of the recreation center to be frequent. At least 20 days in December are reserved.

Grant money

Jorge relayed that the \$3,000 grant from the Lexington-Fayette Urban County Government has been received by the Association. Richard moved and Billy seconded that \$500 be used immediately for dead tree removal. The motion carried.

Election of officers

Nominations were made for new board officers as follows:

President: Jim Tudor (nominated by Richard; seconded by Billy).

Vice President: Bob Simpson (nominated by Richard and seconded by Billy)

Treasurer: Richard Potts (nominated by Billy and seconded by ???)

These officers' were approved unanimously, and their terms will continue through 2008.

Lisa Lear will continue in her capacity as secretary. In 2007 the secretary position will be the only officer election held.

Action: The Fayette County Neighborhood Council should be advised of the change in officers.

Other business

Jim indicated that three officers needed to sign off on the 2005-2006 audit report.

Richard, Jim and Lisa provided signatures.

Richard requested that all board members sign signature cards for the bank.

Action: Jorge is to get additional signature cards.

Billy moved and Richard seconded that no meeting be held in December. The motion carried.

Kelly submitted information to be included in the next newsletter that highlighted a new neighbor helping neighbor program within Rabbit Run. All agreed it was a worthwhile program and recommended proceeding. Susan and Jorge Lancho volunteered to be the contacts for neighbors wishing to volunteer or make recommendations on neighbors needing assistance.

Maria presented a sample of a neighborhood directory that had been produced for another neighborhood. She would like to work toward getting one produced. The board agreed this was a good idea.

Action: Jorge to get mailing list to Maria.

Jorge indicated that an additional expenditure is needed to repair one of the exercise machines. Jim moved and Richard seconded approval of the expenditure. The motion carried.

Richard raised the issues of vehicles parking on the street, and is particularly concerned about a vehicle on Fort Harrods Drive consistently parking in the turn right lane, just before the four-way stop at Fort Harrods and Wellington Way. This is still posing a safety

risk for motorists on this street. A letter will be sent from the board to this resident and one on Wellington Way that is also continuously parking on the street. Jorge will check the CCRs to review the rules for the neighborhood.

Action: Susan to see if CCR file can be posted on website.

Richard asked that we revisit the issue of having an ag meter on select waterlines once outside construction begins.

Richard suggested that the board explore more opportunities for teens in the neighborhood, especially middle school students.

Richard also asked about the vending machine at the recreation center and the need to determine how the supplier is accessing the center. (Susan Lancho has since spoken with the Coca-Cola bottling representative. Coke drivers only delivered in the summer when the pool attendants could let them in to fill the machine. Because sales have not met Coke's minimum yearly requirement – 25 cases – Coke has decided to remove the machine. Sales year to date are 9 cases, and last year's sales totaled 13 cases.) There was discussion re: the board possibly purchasing a machine and filling it periodically.

Jim gave an update on the neighborhood survey project, and would like this project to be placed on the agenda for the January meeting.

With no additional business to discuss, Richard moved and Bob seconded to adjourn the meeting. The motion carried.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Susan Lancho