

**Rabbit Run Homeowners Association
Minutes of October 24, 2005 Meeting**

Board Members in Attendance: Sam Brown, Don Jones, Bernie Thompson, Billy Smith, Richard Potts, Jim Tudor, Bob Simpson, Kelly Stone, Lisa Lear

Neighborhood Attendees: Steve Jennings

GENERAL

September 2005 minutes were approved

Meeting called to order at 6:30 p.m.

It was noted that the Web-site was down. Chuck is to find out why.

PENDING ITEMS

Homeowner Dues – Sandy passed Don all the legal action paperwork from the Sam Carneal. A check from a delinquent homeowner was received. However, it was noted that the homeowner did not send in the property amount. Don was to pass on to Richard for handling. All the dues for 2005/2006 had not been deposited into the bank account. Sandy handed all the checks to Jorge. The old deposit slips and check stamp was turned into Jorge.

NEW ITEMS

Halloween Party - This year's Halloween Party/Candy giving out will be Monday night the 31st from 5:30 to 6:00. Chuck is to change the current sign, by covering up "Sunday" on the old signs. He is to place the signs out on Friday evening the 28th. It was suggested that 100 bags be made up, consisting of 5 or 6 pieces of candy. Chuck is to call Richard and get new credit card so that he can purchase candy and supplies for Halloween.

Sharp's Lawn – Steve Jennings made a proposal presentation for the new year. Mr. Jennings made reference to the sprinkler system that had been damaged by the utility company following the accident. It was noted that the sprinkler system appeared to have no leaks; however, several sprinkler heads will have to be replaced. Closing irrigation will be in 10 to 15 days (after the placement of fall flowers). Mr. Jennings also noted that he has made an addendum to his current contract, lowering his monthly fee by \$75.00. The reason for the addendum is because of the new development that is taking place in the Rabbit Run Neighborhood. Bernie made a motion to accept the new addendum from Sharp's lawn and it was seconded by Board Members, with no one opposing.

Bookkeeper – It was announced that Clare Frost would be taking over the position of Association Bookkeeper.

Bank Change – The new bank for the association is Central Bank. The old bank accounts with BB&T will be closed out once all checks have cleared.

H.A.M.S. - The Management Company covered the following items:

- a) All repairs that the Board had recommended had been completed before this October Board meeting. It was mentioned that Chuck did an outstanding job on the painting of the clubhouse and on the floor stripping and waxing.
- b) The bill from the water company had been adjusted for the excess water usage when filling the pools.
- c) List for rental for clubhouse was given to the Board.
- d) Sonitrol update – Chuck to call Sonitrol again and make sure that the Board Officers have access to Sonitrol records and activations.

Voided Check – The check made out to the new pool management team was voided. A new check will be issued reflecting the new date of November 1, 2005. The check is to be mailed to Don for signatures within the next couple of days. Sandy is to make adjustments to all financials reflecting the voided check and she is to email them to all Board members.

H.A.M.S. October check – Don made a suggestion to “hold” the management final check until October 31, 2005. (end of contract). Chuck made mention that the signed contract stated that the Management Company was to be paid at the monthly Board meeting. Don made the motion that the Board would have to vote on this matter, and would report back to Chuck once the vote had been taken.

FINANCIALS

Financials – The financials were reviewed and a motion to approve was made. The only amendment to the financials was the voiding and reissuing of the Pool Management check.

Bill to Pay

a	Sharp’s Lawn.....	\$ 2,889.15
b)	Alltel.....	98.04
c)	BFI.....	21.62
d)	Homeowners Assoc. Mgmt. Services.....	5,083.33
e)	Insight Communication.....	49.56
f)	KAWC.....	453.35
g)	Kentucky Utilities.....	299.43
h)	Verizon.....	29.95
i)	Columbia Gas.....	21.25
j)	Visa.....	343.03
k)	Sonitrol	855.00
l)	LFUCG Property Tax.....	5,288.19
m)	H.A.M.S. Additional Services for October	1,546.50
	1) Clubhouse painting	
	2) Curb painting	
	3) Exhaust fan replacement	
	4) Plexiglas placement	
	Total Due.....	~ \$16,978.40

VOTE FOR NEW BOARD OFFICERS

The officers for the 2005/2006 Board are:

President – Don Jones
Vice President – Jim Tudor
Treasurer – Richard Potts
Secretary – Lisa Lear

Regular meeting adjourned at 7:00 p.m. Executive Board meeting to continue.

Next Regular Board Meeting to be held Monday, November 28, 2005 at 6:30 p.m.