

**Rabbit Run Homeowners Association
Minutes of February 28, 2005 Meeting**

Board Members In Attendance: Ann Peck, Don Jones, Jim Tudor, Bernie Thompson, Richard Potts, Sam Brown, Billy Smith, Jorge Lancho (late arrival).

GENERAL

There were no minutes from January 2005 to be approved.

PENDING ITEMS

Fence Painting/Repair – Chuck redelivered letters to 812 and 924 Palomino Drive. Chuck had spoken again with Kevin Porter and Jeff Self. Hope to resolve soon.

Sidewalk Repair – Sidewalks still an issue. It was noted that back in late fall 2004, Kevin was to obtain 2 to 3 bids for sidewalk repair. No bids were ever turned in. Jim Tudor gave us the name of Royce (223-3762) who is an individual that may be able to fix sidewalks. It was also suggested that the fire dept or police dept be contacted to see if any off duty officer might be interested in doing repairs.

NEW ITEMS

Sonitrol Key Issues – For the last 2 weeks of March, the Management Company will have a re-verification of all Sonitrol Keys. A notice will be sent out in the Spring Newsletter stating the homeowners can come by the Clubhouse to re-verify their keys, or they may email the information back to the Management Company. It was also suggested by Billie that Chuck call Bryan Bates at Sonitrol to obtain a current listing of key holders. There was a vote taken that dismissed the \$15.00 charge for reactivation of Sonitrol keys.

History of Rabbit Run – Chuck wants to place the history of Rabbit Run on the web-site. He asks for Board members information.

Exercise room equipment – The equipment room now a sign in sheet posted. This will allow the Board to make the necessary equipment decision if the need arises to purchase new equipment.

Transfer of \$5,000 – Richard is in charge of going to the bank on Tuesday, March 1, 2005 to discuss the transfer. Richard also stated that he may change to Central Bank. He is very dissatisfied with B B & T.

Phone Log of Complaints - A new phone log will be established by Chuck to record all complaints. The complaints will then be forwarded on the Board Members so that they may take appropriate actions.

Letterhead – The Board approved the usage of letterhead for all outgoing correspondence.

Pest Control – The Board ask the Management Company to call the two (2) pest control companies to see which company is the cheapest (Elite or Allrite)

H.A.M.S. - The Management Company covered the following items, and the Board approved or rejected these ideas.

- a) Public Display Board – The board voted rejected this idea.
- b) Placing the street number on the Clubhouse. The Board voted to have Chuck place street numbers on the Clubhouse. The number must be made of brass.
- c) Weight benches repair – Richard is to take bench and repair
- d) It was noted that the floors had not been cleaned since last summer.
- e) Painting of the baseboards. The Board requested that no painting be done this year. They want the clubhouse painted next summer.
- f) Baby station Spring – men’s bathroom to be fixed
- g) The Board voted “no” concerning the installation of hand dryers in the bathroom. Due to lack of funds
- h) Stonewall sign entrance. Board voted to have Chuck paint when weather permits
- i) Pool permits were obtained by Chuck.
- j) Chuck is to attend a pool class in June for Certification
- k) The Board approved the usage of Direct Response for the mailing of Spring Newsletter, Pool pass and 2005 Rules and Regulations.

Spring Newsletter - George is to email Maria Gnas the newsletter so that it can be sent to Direct Response for mailing.

Filing Cabinets - The Board approved Richards motion of obtaining two (2) four drawer locking filing cabinets for the Association paperwork. They Board suggested gray cabinets

Association Credit Card – Richard is to apply for Association Credit card.

Deeds and Covenants - This idea was placed on hold

Alcohol Rider - The Board approved the buying of an “Alcohol Rider” for the Association.

3013 Blenheim – The situation of the Sonitrol key has been taken care of.

Men’s room door - Billy Smith requested that the door in the men’s room be reversed. The Board approved the work to be done by Chuck.

Liens - The list of all outstanding Homeowner’s due are to mailed to the attorney this week.

Audit - The audit from the CPA was passed out to the Board Members and reviewed.

Bank - It was noted that there was concern about the \$10,000 fund for repairs and incidentals, Richard to investigate and report his findings to the Board.

Field Trip – George suggested that all Board members ride around with Steve from Sharps Lawn in the spring, so that Steve can point out the areas they his company is responsible for.

Jim Tudor - Ask the following questions.

- 1) How much money does Rabbit Run have?
- 2) Where is the money that Rabbit Run has?
- 3) Who does he ask to find out the answers to his above questions?

Easter Party - The Board approved a \$250.00 budget to cover the expenses of the Easter Party.

FINANCIALS

Financial reports were distributed and reviewed.

The Board reviewed the Financials in the Agenda Packet and all questions were answered to their satisfaction by the Management Company.

Bills to Pay were approved for payment as presented. However, Richard kept the check that went to the Gess, Mattingly and Atchison. After the meeting adjourned it was decided upon by Don Jones, Richard Potts and Jim Tudor that the payment to the Management Team be held until Chuck could obtain the \$2 million insurance policy.

• Sharp Lawn Care.....	\$2,889.15	March Services
• Alltel.....	\$52.22	Monthly Services
• BFI.....	\$21.58	Monthly Services
• KY Utilities.....	\$342.56	Monthly Services
• Columbia Gas.....	\$197.65	Monthly Services
• Insight.....	\$46.01	Monthly Services
• KAWC.....	\$15.80	Monthly Services
• Sonitrol.....	\$855.00	Monthly Services
• Verizon Internet Solution	\$29.95	Monthly Services
• Gess Mattingly & Atchison	\$3,408.47	Legal Services
• Palmer & Cay Ins.	\$2,146.00	Annual Ins Premium
• Walker Electric	\$170.50	Electric Services
• Homeowners Assoc. Mgmt	\$5,083.33	Monthly Contracted
• Scheller's Fitness	\$30.00	Equipment repair
• Miller, Griffin Marks	\$280.00	Legal Services

TOTAL BILLS TO PAY\$15,568.22

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