

Rabbit Run Homeowners Association
Minutes of June 27, 2005 Meeting

Board Members in Attendance: Jim Tudor, Richard Potts, Bernie Thompson, Sam Brown, Jorge Lancho (late arrival)

Neighborhood Attendees: Tony Orlando, Darren Gettelfinger

GENERAL

May 2005 minutes were approved via email and phone calls in mid May.

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

PENDING ITEMS

Fence Repair – the two homes on Palomino, 812 and 924, had their fences repaired but they still need to be painted. Painting needs to be completed as quickly as possible, not drawn out.

By-laws - The By-laws did not reflect the \$25.00 a month late charge, however, it was discussed that a special July meeting would be called so that the Board could get the monthly \$25.00 late charge approved and placed on the By-laws

Sidewalks - Chuck was asked to get additional quotes on the sidewalk repair. The concrete company that was originally supposed to do the work has raised his bid, because LFUCG does not reimburse expenses on sidewalks that are non-residential.

NEW ITEMS

Restrictions for rental property - It was discussed that possible restrictions needed to be established for rental properties. The By-laws would have to be changed to reflect these restrictions. It was noted that the entire neighborhood would have to vote to pass these restrictions and that the CCR would have to be updated. Stan Napier was to be contacted concerning one of his rental properties in the neighborhood.

Lower rental dues - It was noted that Chuck does not charge the Association for certain jobs pertaining to the rental of the clubhouse (inspection of the clubhouse before and after rental, etc). Because of this it was discussed that the rental charge be reduced. More on this topic will be discussed at next meeting.

Bank update – Richard asked if the bank account could be closed at BB&T and reopened at Traditional Bank. Richard made the motion and Jim seconded it. The vote was taken, all ayes were recorded with no opposes. Bernie asked if First Security could be considered for the Association banking needs. Richard said that he would look at both banks and decide which bank to use for the Association.

Pool Passes - There seems to be a problem with the pool passes. There are a few residents who misuse the pass by allowing non-residents to use the pool. The attendants of the pool have turned away several families that did not have the correct pool pass. There needs to be something done about this situation. Chuck and the attendants will keep an eye on the situation.

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

- a) Baby pool pump – replaced should be approximately \$500.00
- b) Water loss – the pool seems to be losing 1-2 inches of water a night. It is believed that the loss is due to leaking skimmers. It may that re-grouting needs to be done
- c) Pine tree beside tennis court – this tree is dead; the Board said to take down tree and not replace it.
- d) Compliments about recreation center landscaping. These compliments were told to Steve of Sharp's Lawn
- e) 4th of July agenda – the budget for the 4th of July picnic was set between \$250.00 and \$500.00. The raise in the budgeted amount was due to the change in menu items this year. Chuck is to go to Sam's or other places that offer large quantity buying.
- f) Back door pump room needs maintenance
- g) Shelving in back area needs to be put up and painted. Richard asked Chuck to go ahead and get started as soon as possible.

Meeting adjourned at 7:45

FINANCIALS

Financial reports were distributed and reviewed.

The Board reviewed the Financials.

Bill to Pay

a) Sharp's Lawn.....	\$ 2,889.15
b) Alltel.....	54.20
c) BFI.....	20.73
d) Homeowners Assoc. Mgmt. Services.....	5,083.33
e) Insight Communication.....	46.01
f) KAWC.....	655.26
g) Kentucky Utilities.....	593.54
h) Verizon Internet Solutions.....	29.95
i) Columbia Gas.....	21.25
j) H.A.M.S. Additional Services for June.....	
1) Painting and repairing Gazebo.....	37.50
2) Storm Tree Cleanup.....	50.00
3) File Cabinet Locks installed.....	12.50
4) Pool Attendants.....	1,090.00
k) Randy Walker Electric.....	297.83
l) Scheller's Fitness.....	\$ 75.00
Total Due.....	~ \$ 10,956.25

Next Regular Board Meeting to be held Monday, July 25, 2005 at 6:30 p.m.

