

Rabbit Run Homeowners Association
Minutes of May 23, 2005 Meeting

Board Members in Attendance: Don Jones, Jim Tudor, Richard Potts, Billie Smith, Jorge Lancho, and Bernie Thompson

GENERAL

April 2005 minutes were approved. Meeting called to order at 6:30 p.m.

NEW ITEMS

Visa - Richard gave Chuck the new Visa card. Richard needs to have address changed on billing statement. The Board asked that Sandy have address changed to reflect P.O. Box number.

Rabbit Run Contingency Fund – address on the Contingency Fund needs to be changed to P.O. Box number.

Receipt for hanging file folders – Richard needs receipt back so that files can be returned.

E-mails – It was discussed that e-mails from Chuck and Sandy needed to be proofed before sending. Sandy must sign all e-mails before sending out.

Minutes - The Board wants the minutes of the meeting to be sent out immediately after the meeting. The Board then has 72 hours to approve the minutes. After five Board members approve the minutes, the minutes must be placed on the website.

Financials – Some Board members are confused about the financials. Sandy to “straighten out” the books, Board does not want just numbers; they want “exact amount” and “double entry”.

Lexington Pools – Dave Doolin was introduced. His company phone numbers are 621-8967 and 621- 8966. Chuck is to go over the rules with the lifeguards. The Board approved the purchase of two (2) items for the pool. The first item is a head stabilizer for emergencies. (OSHA requires this item.) The second item is a valve gasket for the flow system.

Automatic bill payment - The Board now wants only certain bills paid by automatic bank draft. The Alltel and the Verizon bills need to be paid by check. Sandy is to pay from correct bank account.

4th of July Agenda – The 4th of July neighborhood parade is sponsored by the Stonewall Woods/Rabbit-Run Neighborhood Association (time to be announced). The Board wants something different for the neighborhood picnic, maybe burgers and hot dogs instead of BBQ. The question was brought up about the time frame of Lexington’s fireworks. Jorge suggested the

picnic be from noon to 3:00 p.m. . . Plan on 100 people for the picnic, suggested menu items, burgers, hot dogs, and chips.

Steve Heller –

- a) Townhouses – 115 units in development
- b) Approved by city – Phase I
- c) They will look like the Traditions on Richmond Road
- d) \$320 - \$450K per unit
- e) \$165 +/- all exterior maintenance, snow removal etc.

The Board wanted to know if these homes will be paying Membership dues. Steve explained their setup and invited the Board to come visit the Traditions. The project will take five (5) years to full completion. The Board wants the new Townhome residents to join the Rabbit Run HOA. One suggestion was to allow the Townhome Management Company one (1) representative seat on the Board. By being on the Board the townhouses will get one (1) vote.

Sharp's Lawn Update

- a) Sharp's has finished the clubhouse area
- b) The two (2) entrances have received the mulch for the summer
- c) Fort Harrods Drive will receive pansies in the near future
- d) Burning bushes will be trimmed in July +/-
- e) Valve needs replaced in irrigation system
- f) Sharps' Lawn reports that the timers for the sprinkler system need to be placed back on. Chuck to call Kevin and find out where the timers are.
- g) Critical – Wellington entrances needs bushes. Two (2) have died and three (3) are dying. The right side is not as bad as left side.

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

- a) Repair rotted column
- b) Pool items – head stabilizer and gasket
- c) Water leak at water fountain
- d) Door reversal men's bathroom – completed
- e) Life guards and attendants – done
- f) Lightning – send pool guests home
- g) Dead tree item 829 Palomino
- h) Dead pine tree due to pine beetles, Chuck to inform homeowner that the tree is the homeowner's responsibility
- i) Strip wax off floors in exercise room and custodial closet
- j) Web site has 1587 "hits"
- k) Leak in multi purpose room - wrap duct work if needed
- l) Scope of services report survey to be returned to H.A.M.S.

Safety Bar – It was decided that a "safety bar" be used on the filing cabinets. The Board first discussed a closet (drywall and door) but they settled on the "safety bar".

Clubhouse Painting – It was discussed that the clubhouse needed painting in the near future.

Voting booth – Richard wants pre-inspection and post-inspection of the room during any public voting.

FINANCIALS

Financial reports were distributed and reviewed.

The Board reviewed the Financials.

Bill to Pay

• Sharp Lawn Care...	\$2,889.15	March Services
• Alltel.....	51.92	Monthly Services
• BFI.....	21.67	Monthly Services
• KY Utilities.....	296.29	Monthly Services
• Columbia Gas.....	40.18	Monthly Services
• Insight.....	46.01	Monthly Services
• KAWC	63.33	Monthly Services
• Verizon Internet Solution....	29.95	Monthly Services
• Homeowners Assoc. Mgmt...	5,083.33	Monthly Contract
• H.A.M.S. Additional.....	\$ 62.50	Additional Services

TOTAL BILLS TO PAY\$8,584.33

Next Regular Board Meeting to be held Monday, June 27, 2005 at 6:30 p.m.

Meeting adjourned