

**MINUTES**  
**Rabbit Run Homeowner's Association**  
**Board of Director's Meeting**  
**February 27, 2006**

*Board members present: Don Jones, Lisa Lear, Jim Tudor, Bob Simpson, Billy Smith, Kelly Stone*

*Also attending: Jorge Lancho, Lancho Management Group; Susan Lancho, Lancho Management Group; Clare Frost, bookkeeper*

Board President Don Jones called the meeting to order at 6:40 p.m.

**Minutes**

Previous meeting's minutes were approved earlier in the month and posted to the website.

**Financial Report**

Clare provided an overview of the financial report. Kelly had questions regarding the cost of insurance premium payments. Richard, who was not at the meeting due to illness, is handling insurance payment agreements. Don will advise Richard that Kelly has questions so that they can discuss further.

Bob requested an actuals vs. budgeted amount itemization for expenses.

Action Item: Clare to send an actuals vs. budget sheet to board members for the fiscal year to date.

There was discussion regarding whether or not to deposit rental payments immediately or wait to deposit the fee in the same month that the rental occurs. Billy moved and Don seconded that rental checks should be deposited upon receipt. The motion carried.

There was discussion regarding the cleanliness of facilities after rentals.

Action item: Jorge will include parking lot in checklist for post-event inspection.

**Old/New Business**

Jorge reported that the Lexington-Fayette Urban County Government will install a "no outlet" sign at Fort Harrods Court by mid-March.

There was discussion regarding the Fort Harrods Court island landscaping project. Bill moved and Jim seconded a motion to accept the Sharp Lawn bid for the project. The motion carried.

The group discussed pool supplies and deck chairs. Any new deck chairs purchased should match as much as possible the size and style of existing chairs.

There was discussion regarding replacing the indoor tables and chairs at the recreation center. Jorge has purchased one new round table. The existing ones are heavier to move and at least two are in need of repair. Lisa moved and Billy seconded to have Jorge proceed with purchasing a total of 10 new tables and 60 chairs for the facility.

Action item: Jorge to purchase new tables and chairs.

Jorge received an e-mail from a homeowner recently asking the board to consider purchasing an exercise bike for the exercise room. The board agreed to research this.

Action item: Jorge to obtain bid for exercise bike from Scheller's, the firm that services the existing equipment in the facility.

Jorge received an e-mail from a neighborhood high school student inquiring about managing the pool concession stand this summer.

Action item: Jorge to follow up with the student regarding the concession stand to obtain more information from him.

Kelly asked if it was feasible to have the pool open later in the season than has been the case in recent years.

Action item: Jorge to contact pool management company to obtain cost estimate for lengthening the pool season.

A draft newsletter was shared with board members for review. Minor edits were made and will be incorporated.

Action item: Susan to make edits and proceed with printing and mailing newsletter.

There was discussion regarding whether or not a group would be allowed to host an event that included gaming. The event is permitted.

Don then provided an overview of the meeting he and Jorge attended that was hosted by Ninth District Councilman Jay McChord for all Ninth District homeowner's and neighborhood associations. Don said it was a good meeting, allowing interaction with a variety of key contacts at the city, including the police chief. He did mention Rabbit Run concerns regarding trucks traveling on Wellington Way, enforcement of the city's noise ordinance, and the definition of "single family" in terms of single family dwellings. Several issues are being taken under advisement.

The group discussed the seemingly increased prevalence of homeowners parking cars on neighborhood streets. In some cases this makes streets difficult to navigate and may pose

safety hazards for children playing in the neighborhood. Information about parking on the street will be included in the newsletter.

There was also discussion regarding the need for an additional storage closet at the recreation center. The bid received for doing this work was higher than feasible for the project. The board will look into other options, to include reviewing existing attic space.

Bob shared several ideas for possible neighborhood social activities, including a potluck supper, speakers from key city groups and organizations, etc. Information regarding the potluck event will be included in the next newsletter.

Don moved and Billy seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:56 p.m.

After the board meeting, board members and neighbors in attendance stayed for a focus-group type activity to assist two University of Kentucky advertising students who are working on a campaign project for a national collegiate competition. The young women appreciated the association's assistance and the group wished the students much success in the competition.

Respectfully submitted,

Susan Lancho