



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
July 23, 2007

BOARD MEMBERS PRESENT: Billy Smith, Bob Simpson, Bernie Thompson, Lisa Lear, Kelly Stone, Richard Potts, John Elias

OTHERS PRESENT: Jorge Lancho, Susan Lancho, Clare Frost, Brad Hatton, Kim Browning, Toby Jenkins and Joan Sweers

In President Jim Tudor's absence, Vice President Bob Simpson called the meeting to order at 6:35 p.m.

The June meeting's minutes had previously been reviewed and approved and posted on the Rabbit Run website.

FINANCIAL REPORT

Clare provided a review of the collections to date and other current bills. Two small claim court appearances are scheduled within the next week. Richard will represent the board. Rental fee revenue totals \$2,700 for this fiscal year.

Jorge noted that an additional check not listed on the bills to be paid sheet was made payable to Tommy Hearn for servicing the air conditioning unit that affects one side of the recreation center. The center has not had a regular contract for HVAC maintenance for at least the past several years. Billy moved and Kelly seconded to proceed with securing a semiannual contract for HVAC maintenance. The motion carried.

The board also discussed possible hail damage on the recreation center roof.

Action: Jorge to have recreation center roof, shutters, screen doors, siding, etc, checked for hail damage. Pursue review by two roofers, then and insurance adjuster.

OLD/NEW BUSINESS

Petition for LFUCG garbage service – A resident of Blackhorse Lane attended the meeting to share that she has completed a petition on her street to seek garbage collection services from the Lexington-Fayette Urban County Government, rather than private collectors. She believes this would be an improvement to current services, such as making recycling easier and less expensive for residents. To date her survey indicates 23 homeowners on her street in favor of city collection, 9 opposed and 2 did not respond. One resident expressed concerns about changing to city services and whether or not the Association board would approve it. She attended the board meeting to share her findings and to seek board approval but the board indicated that approval was not needed for this on a per street basis. (They cannot pursue preferred service for the entire neighborhood.) Billy suggested that she provide a progress report of her efforts. Bernie



encouraged her to consider becoming a member of the board.

Bernie also introduced Toby Jenkins, a new Rabbit Run resident who was in attendance at the meeting, to the board.

Resident concerns

A Rabbit Run resident attending the meeting expressed gratitude to the board on behalf of the Gardening Angels for their longtime use of the Rabbit Run Recreation Center but also concern about the common areas at Fort Harrods and Lappin Lane where the Gardening Angels planted flowers earlier this year. Apparently weed killer had been used in the flowerbeds, causing some to die, and she had concerns about the ongoing watering practices that are being provided by Rabbit Run's landscaping service. Jorge has already discussed this with them.

Action: There are differences of opinion on mulching practices, etc., but Jorge will follow up again with the landscaping service.

The same resident also expressed concern about the fencing along Harrodsburg Road and Fort Harrods Drive. She said it was in bad shape and that previous boards had committed to assist in keeping it up. The board expressed to her that while the Association is authorized to monitor the condition of the fence, it cannot legally spend Association monies to upgrade the fencing, since it belongs to each individual property owner along the fenceline, not the Association. They did decide to discuss this issue at the August meeting to explore other options.

The resident also requested exemption from recreation center dues since no one in her household is able to use the pool and tennis court facilities. While the board sympathized with her situation, the board indicated it is not permitted to provide exemptions for dues to members. Doing so would result in being out of compliance with the Association's covenants and restrictions.

POOL UPDATE

Brad Hatton provided an update on the pool season to date, indicating things have been relatively smooth. He did make one change in personnel recently, and indicated that a new skimmer net and two more trash cans are needed. The board advised him to proceed with these purchases.

Jorge advised the board that due to scheduling issues, Renosys would not be available to line the wading pool until August. He suggested scheduling this work after school resumes. Kelly made a motion and Richard seconded scheduling this work for August 15. The motion carried.

Richard indicated that he was pleased with Brad's efforts this summer, and Bernie praised the lifeguard who worked on July 22.

NEW LANDSCAPING

Jorge provided an update on the new landscaping needed immediately in front of the recreation center, off the front porch, where two trees died earlier this year. The dead trees have been removed. The board decided ornamental grass would be an attractive and easy-to-maintain option to pursue. Richard made the motion and Kelly seconded the purchase of ornamental



grass. The motion carried, with Bernie and Billy voting in favor of trees rather than ornamental grass.

He also advised that he worked with the property owner with a toppled tree along Fort Harrods Drive to remove the tree at the owner's expense.

SUMMER EVENTS AT THE POOL

Jorge reported that the summer cookout was well received, with approximately 50-60 residents attending despite the unseasonably mild temperatures. He also indicated the annual pool pizza party is tentatively scheduled for August 10 from 6 – 8 p.m. This date may need to be changed due to a scheduling conflict. *(Note: This date was changed to August 17. Flyers have been posted in the recreation center and information has been posted on the Rabbit Run website.)*

MAIN ENTRANCE PROPERTY

Susan reported that she has had multiple conversations with John Atchison re: the deed for the entranceway property to Rabbit Run being transferred to the Association. Mr. Atchison is looking into this, but did not recall the discussion that took place with board members as the Villages at Rabbit Run area was first being developed. Susan will continue to discuss this with him.

Action: Susan to check with LFUCG regarding property deed.

CCRS on the Web

Jorge presented a plan for gradually loading the Rabbit Run CCR information onto the website, as Maria had requested at the last board meeting.

Action: Jorge and Susan will proceed with this effort.

SONITROL KEY CONTROL

Richard asked for a list of individuals who have a key to the main rooms of the recreation center, including the kitchen, office, etc.

ACTION: Jorge will provide a list to Richard.

Richard made a motion and Lisa seconded to adjourn the meeting. The motion carried.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Susan Lancho