

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
July 27, 2009



Board Members Present: John Elias, Richard Potts, Billy Smith, Bob Simpson, Linda Bunting, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Brad Hatton (Professional Pool Management), Kirk Lear, Ron Barnhill, Bernie Thompson, David O'Neill (PVA Administrator), Andrea Ewan, Elizabeth Farley

President John Elias called the meeting to order at 6:36 p.m.

The board had reviewed the minutes from the June meeting and approved them, and they have been posted on the Rabbit Run website.

### **Guest Speaker**

David O'Neill of the Fayette County Property Valuation Office provided an update on his office's activities and provided literature to those present. He indicated that property values in Rabbit Run remain good, but he did add that there have been only three sales in Rabbit Run in 2009. He said overall in Lexington, there has been a drop in the number of sales, but not the price per square feet, depending on the cost category.

Mr. O'Neill also reminded those in attendance that those 65 years of age or older and those who are disabled are eligible for property tax exemptions. Information and forms are available on the PVA office website at [www.FayettePVA.com](http://www.FayettePVA.com). (A link to this website is now available on the Rabbit Run website and the site will be highlighted in the next newsletter.)

Mr. O'Neill also shared that property owners can challenge the value that is determined for their home. Property owners first meet with the assessors, and if they are not satisfied they can appeal to the Local Board of Tax Appeals.

### **Pool update**

Brad Hatton reported that the pool continues to run smoothly, and Jorge announced that since Fayette County Public Schools are starting so early this year, he had proposed that the pool stay open an additional week with weekly hours rather than immediately going to 4 – 8 p.m. schedule during the week. The additional cost would be \$390. Richard moved that the extended schedule be approved, and Billy seconded. The motion carried.

### **Landscaping**

Kirk Lear of Southern Comfort Landscaping was present at the meeting, and he and Jorge shared that there continue to be challenges with irrigation systems at the entrances and around the recreation center property. The irrigation systems are relatively old and Jorge has asked Kirk to develop a bid for replacing them. He also asked for a bid to add an additional system for the areas at the entrance to Lappin Way off Fort Harrods Drive and the clubhouse so that these areas can be regularly watered.

### **Financial report**

Jorge provided an update on outstanding dues to date. We continue to make progress with those who are in arrears with their payments. He also indicated that recreation center rentals are up

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\$500 year-to-year, and that effective July 2, all members renting the center have been required to share a copy of their homeowner's insurance policy to indicate that they have sufficient coverage should there be property damage or an injury at the recreation center during their events. This was recommended as a good practice by Joe Cerzosie, the association's insurance agent.

Richard asked for clarification on the \$39 charge on the association's credit card, and Jorge indicated that these charges were made for a new mop bucket, hardware for repairing a pool fence and new keys for the center.

**Other Business**

Jorge reminded everyone that the pool pizza party will be held Friday, Aug. 14, from 6 to 8 p.m.

The summer cookout held in July went well, but with only 66 people attending. The threatening weather was a factor in the reduction of the number of people attending. Jorge is considering having the cookout in August next year and the pizza party in July.

Jorge will represent the association at a Fayette County session regarding ash trees being severely affected by emerald ash borer insects. The insect is causing severe tree damage to ash trees across the Midwestern U.S. and has already made its way into Kentucky. Kirk Lear will also attend. Jorge will get information about other trees, too.

Jorge also advised the board that there was a recent rash of break-ins in cars along Mountjoy, and in some cases windows were broken. He also shared that a person has been apprehended and charged with the burglary of the home on Comanche Trail earlier this year.

Susan advised the board that the association is eligible for this year's Neighborhood Action Match Grant program. The board advised that the association should apply for funds from this program to replace the association's playground equipment, which, although it has been repaired previously, is showing its age and is in need of replacement.

There has also been a concern about pets in the neighborhood, and specifically cats that are being destructive to other neighbors' flowerbeds, etc. Jorge and Susan will continue to place reminders for pet owners in the bulletin and follow up directly with homeowners as needed.

A member attending the meeting advised that she was pleased that there was a guest speaker at the board meeting and that she recommended additional speakers in the future, as a means of providing an additional service to Rabbit Run members. Jorge and Susan will move forward with securing speakers for future meetings.

Billy made a motion that the meeting adjourn, and Don seconded. Motion carried, and the meeting adjourned at 7:53 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group

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