

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

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

Also attending: Jorge Lancho, Lancho Management Group; Clare Frost, bookkeeper; Clark Duncan, Brad Hatton

Board President Don Jones called the meeting to order at 6:35 p.m.

Minutes

The minutes of the board's February meeting were approved by email and posted on the website.

Concession Stand

Clark Duncan presented to the board his ideas for the concession stand for the upcoming pool season. He will have 1-2 people working with him. He stated he would get a food handlers permit and that he would be the contact person responsible for the concession stand. Don motioned that Clark be given permission to run the concession stand. Billy seconded the motion. All agreed.

Pool

Brad Hatton of Professional Pool Management of Kentucky was introduced to the board. He stated that everything was going well and that everything looked in good shape. He let the board know that all the supplies that were approved by the board had been purchased and stored on the property. Brad mentioned that we needed a new spine board. He stated ours was in very bad shape. Don motioned that Brad purchase a new board. Billy seconded the motion. All agreed.

The board discussed if we should have the attendants be CPR-certified. After extensive discussion it was agreed that the board would not request the attendants to be CPR certified.

Financial Report

Clare provided an overview of the financial report and indicated we only had 5 households that had not paid their dues.

Don asked if the BB&T account could be closed. Clare stated it was OK to close the account.

Clare asked the board if anyone had any questions or concerns about the annual audit. No one had any questions.

The board agreed to exclude the expense report and check register from the board packets. Jorge is to keep one copy in the filing cabinet for everyone's review.

Action item: Don to contact Richard re: closing the BB&T account.

New Exercise Equipment

The board reviewed bids to purchase a new treadmill and a bike. The board agreed to revisit this issue at the July meeting.

Action item: Jorge is to bring information to the July meeting for discussion.

Tennis Court

The board discussed how to address a recent occurrence re: a resident who appears to have given a local tennis tournament permission to use the tennis courts without any permission from the homeowner's association board. During this tournament the resident's Sonitrol key was used throughout the day by non-members. Susan drafted a letter to send to the resident. Don sent the letter to the resident on behalf of the board.

Action item: Jorge will add a reminder about the tennis court rules in the next newsletter.

A resident has asked if she could rent an inflatable obstacle course to be used at the recreation center for her daughter's birthday party. The board approved this request as long as she showed appropriate proof of insurance.

Action item: Jorge to follow up with resident re: board's decision and need for proof of insurance.

The idea of getting sponsors for our newsletter was discussed. The board approved that this is a good direction to take.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Jorge Lancho