

MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
October 23, 2006

Members present: Bernie Thompson, Richard Potts, Lisa Lear, Don Jones, Jim Tudor, Kelly Stone, Bob Simpson, Billy Smith

Others present: Jorge Lancho, Susan Lancho, Clare Frost, Kirk Lear, Tom Edwards, Bill Barnes

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

The minutes of the September meeting were reviewed and approved.

Financial Report

The financial report was reviewed. Three residents still owe dues from last year. Lancho Management Group has followed up with one resident who has not followed the previously agreed upon payment plan. Another homeowner lives in a home whose title is listed under a corporation with no assets. Liens have been placed on the corporation and the individual. The third owner has placed the house on the market.

For 2006-2007 dues, full payment is due November 1. A second notice will be sent November 10 or 11, with the final notice being sent by certified mail in December. The respective homeowners' will be responsible for any expenses incurred with sending certified mail.

Richard inquired as to whether or not the bank account arrangements were working well for Clare. She said there were no problems. He wanted to go on the record complimenting Clare for the outstanding job she has done maintain the association's financial books the past year. All agreed.

Regarding cleaning supplies, Richard asked Jorge if the Lancho Management Group contract payments were sufficient for covering cleaning supplies. Jorge said this was covered in the contract.

The group discussed transitioning to a new insurance carrier. Joe will meet with Don to walk the property and review the policy.

Pool repairs

Don provided an update on the new liner that has been installed at the pool. The liner looks good and the coping stone issue has also been addressed. The board may follow up with the vendor at a later date to inquire about fixing the wading pool.

Action: Jorge to call plumber regarding wading pool leak.

Action: Richard and Jorge will review the fencing and gates to assess what is needed and determine possible solutions.

Don advised that a member(s) of the board or other individuals will need to be trained on how to repair a tear in the pool liner, should one occur. There is a 15-year warranty on the pool and a one-year warranty on the work that was conducted.

The dumpster that has been used during the repair work will be removed on October 24.

Exercise room

Jorge advised that one of the treadmills will require motor repairs that will cost between \$200 and \$300.

Other business

It was reported that neighbors have been pleased with the improvements made to the property at 913 Palomino. The board thanked Don for his diligence in seeing this through.

Jorge and Susan advised that a resident had asked if different homeowner dues are available based on the number of residents in a household. The board reaffirmed that the by-laws state that dues are the same for each residence.

There was an inquiry regarding the nature of insurance coverage carried by Professional Pool Management. Kelly advised that we need to check the policy and make sure the Association is listed appropriately, with correct address, phone number, etc. The “additional insured” section should also be reviewed.

There was discussion regarding pool management issues to keep in mind for next year – scope of services, response to requests, etc.

Action: Jorge is to follow up with the vending machine vendor to determine how they are filling up the machine – how is the vendor gaining access to the property? Also, is it advisable that we get a new machine.

Richard advised that the Association may be able to realize savings on its sewer fees if special water meters are installed to measure water use that does not impact the city’s sewer system (water to fill up pool, water grass, etc.).

Action: Susan to follow up with contacts at Kentucky American Water re: cost of installation of separate meters and advise on where to install them – pool? Irrigation system? Etc.

Jim reported that he is still working on the resident survey. He also proposed asking residents in the survey if they would permit their name, address and phone numbers, etc,

being included in a first-ever Rabbit Run neighborhood directory. The directory could include tasks neighbors are willing/able to do for each other – babysit, rake leaves, etc.

He also added that he would like the board to begin considering the establishment of a dues payment assistance program whereby donations would be collected and distributed on a needs basis. This can be discussed at the next meeting.

As outgoing president and an outgoing board member, Don relayed that he had enjoyed serving on the board, and members then thanked him for his dedication and years of service to the Association.

Don then moved that the meeting be adjourned and Bob seconded the motion. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Susan Lancho