



MINUTES
Rabbit Run Homeowner's Association
Board of Directors Meeting
September 24, 2007

BOARD MEMBERS PRESENT: Bob Simpson, Bernie Thompson, Billy Smith, Jim Tudor, Lisa Lear, John Elias

OTHERS PRESENT: Jorge Lancho, Susan Lancho, Clare Frost, Kirk Lear, Donald Vittetow

Jim Tudor called the meeting to order at 6:30 p.m.

FINANCIAL REPORT

Clare provided a review of the collections to date and other current bills. Collections continue to be strong and some members have begun paying 2007-2008 dues. Jorge noted that invoices for 2007-2008 dues would be mailed on October 3.

Jorge also shared that one resident who anticipates renting the center frequently for his home business asked if he could rent the center for a reduced rate (\$50 instead of the regular \$75), since he would be using it frequently. After board discussion Bernie made a motion to retain the \$75 charge. Billy seconded the motion. The motion carried.

OLD/NEW BUSINESS

Insurance renewal policy – Jorge will forward the Recreation Center's renewal policy to Kelly for final review.

Pool contracts

Jorge distributed copies of two pool contract proposals from two companies. The board discussed both proposals, the performance of this year's pool company and future expectations. After discussion Bob made a motion to award this year's contract to Professional Pool Management of Kentucky. Lisa seconded the motion, and the motion carried. (*Jim has reviewed the contract and signed it.*)

Roof repair update

Jorge reported the Association's insurance company and B and I roofing company are still in negotiations regarding the repair cost for the recreation center roof and the gazebo roofs, which is needed as a result of the June hail storm. Bernie suggested getting another bid from Reliable Roofing.

"New" Wellington Way entrance sign

Jorge reported that the Rabbit Run wooden sign that was on the property now being developed for the Villages of Rabbit Run has been relocated to Wellington near Blenheim, to replace the sign that was vandalized. The posts were painted to give the sign a fresh look.

**Playground tarps**

Jorge reported that new tarps have been installed at the playground.

Landscaping contract

Jorge reported that two bids were obtained for this year's landscaping contract. The third bidder dropped out late, indicating they could not meet the bid deadline. The board discussed at length the bids and the costs of landscaping as well as storing, setting up and taking down holiday lights. Currently landscaping services and Christmas lights are managed by the same company. Billy advised researching other options for holiday lights, as did Bernie and other board members. After considerable discussion, Jorge was asked to obtain one additional landscaping bid (and making all bids received open and providing an opportunity to re-bid), as well as three bids for managing the Christmas lights. Billy made a motion and Jim seconded to table further discussion until the October meeting. The motion carried. John made a motion and Billy seconded to re-bid the landscaping contract. With one member opposing, the motion carried.

Board elections

Board elections were tabled until October's meeting.

Management contract

Billy made a motion and Lisa seconded to retain Lancho Management Group as the managing agent for the Association. The motion carried.

Billy made a motion and Lisa seconded adjourning the meeting. The motion carried, and President Jim Tudor adjourned the meeting at 8:14 p.m.

Respectfully submitted,

Susan Lancho