

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 24, 2009



Board Members Present: John Elias, Richard Potts, Bob Simpson, Don Vittetow, Maria Gnas, Linda Bunting, Gordon Doyle, Kelly Stone

Others Present: Jorge Lancho, Susan Lancho, Brad Hatton (Professional Pool Management), Clare Frost

President John Elias called the meeting to order at 6:30 p.m.

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

Pool update

Brad Hatton reported that the handrail on the main pool's steps needs to be core drilled and replaced. The drilling is on the pool deck and does not impact the pool.

American Leak Detection and Kentucky Concrete coring and drilling are two companies suggested to complete the work.

The baby pool continues to leak. Jorge will contact American Leak Detection to fix the problem. This will be completed in the fall 2009.

Kelly said the guards have performed better this summer and Maria indicated that she likes the green chairs.

Financial report

Jorge reported that one resident who has been significantly in arrears on dues for two properties has tried to refinance his homes but does not have the equity to refinance. The next step is to force resident to sell home and have the Association seek recovery of the significant outstanding dues and fees.

The property at 928 Palomino has a judgment on the resident. The Association is currently not receiving any money due to the resident not making a sufficient amount for the Association to garnish the amount due. Maria will check on the resident's status.

Don and Linda asked if the board should stop using the attorney to contact the residents once the liens and court hearings have been completed. This would allow the Association to save some costs on attorney fees during the collection process. The management company would assume all correspondence with the residents. Jorge stated the transition would be in February. By that time all the court hearings should be completed and the liens filed.

Maria suggested we should get more information on proper timeframes to give people notices so that the Association follows the correct steps. Clare will obtain this information from our attorney.

The question regarding whether or not we should publish the names of residents that are past due in the newsletter was proposed. Clare will seek guidance from our attorney.

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 24, 2009



Jorge reported that rental payments for the recreation center are up \$575 year-to-year. There have been no complaints from residents re: the new requirement to present a copy of their homeowner's insurance policies when renting the facility.

Clare indicated the Association has two certificate of deposit accounts that are one-year accounts, along with a checking account. She recommends we keep these as three separate accounts.

Follow-up discussion re: pool

In follow-up discussion re: the pool, Maria suggested that the next pool management contract state that the pool season run from Memorial Day to Labor Day so that residents have more time to use the facilities. The board also discussed a "swim at your own risk" period for adults 18 years of age and older. Kelly will check with Joe Cerzosie, the Association's insurance contact, re: this.

2009-2010

Jorge presented a draft 2009-2010 budget for the board to review. The draft budget will be forwarded to all residents with the next newsletter and voted on at the September meeting. The board discussed the various long- and short-term needs of the properties and Association, and Maria suggested that a list of potential projects be developed and prioritized by the board for review. Jorge will coordinate the development of the list, gathering board input.

Jorge submitted a grant request to the LFUCG to obtain \$4,500 in matching funds to purchase a new playground system. The city will notify all grant applicants regarding whether or not they have been awarded grants by the end of September or early October.

Jorge updated the board on the success of this summer's pizza pool party. Over 100 residents enjoyed pizza, drinks and swimming.

Yoga class

A resident has inquired about the possibility of renting the recreation center for an individual to provide yoga classes to residents and others for a small fee. She would offer a 50 percent discount for residents and would pay \$25 per session for rental. Kelly is checking with Joe Cerzosie about insurance requirements and liability. Linda made a motion to allow the class if there are no serious liability issues. Kelly seconded the motion and the motion passed.

Ash borer

Jorge attended a seminar recently regarding the ash borer insect that is devastating ash trees. Information about this issue will be included in the next newsletter. The board reiterated that it will cover the cost of treating or replacing ash trees in common ground areas in Rabbit Run but cannot expend funds to treat or replace trees on residents' properties.

Board elections

The terms of board members Maria Gnas, Billy Smith and Gordon Doyle expire October 31, 2009. They are eligible to seek an additional term. An election for these board positions will occur at the October meeting.

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 24, 2009



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

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group