

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
February 22, 2010



Board Members Present: John Elias, Richard Potts, Billy Smith, Don Vittetow, Linda Bunting, Gordon Doyle, Kelly Stone

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

President John Elias called the meeting to order at 6:35 p.m.

The board had reviewed the minutes from the January meeting and approved them

Financial report

Jorge reported that collections for the 2009-2010 dues indicated that 20 homes were outstanding, representing approximately \$10,600. Efforts to collect these dues continues. Rentals of the recreation center continue to increase, with rental fee payments up \$950 from this time in 2009.

Clare advised that the annual audit is being finalized and that a preliminary draft would be available prior to the next board meeting. She also suggested to the board that they move toward an annual review rather than annual audit (still performing an annual audit every few years) to still ensure the financials are in good order but saving some dollars since audits are more costly than reviews. At the time, it was believed that this would require a change in the by-laws and a vote by full membership. Linda made a motion to proceed with such a vote and Richard seconded the motion, which carried. Upon further review of the by-laws, however, it was determined that this option already existed in the by-laws.

There was a question about the water bills, and Clare advised that the new water quality management fee assessed by the Lexington-Fayette Urban County Government is now included on one of the recreation center's water bills, and the monthly amount on the Feb. 9 bill was \$73.44. Jorge advised that he received information from the LFUCG re: grant monies for green initiatives to reduce stormwater, so these funds may assist in reducing the impact of this new fee.

Old and New Business

Holiday lighting vendor

Jorge notified the board that as a result of numerous customer service issues with the holiday lights for the recreation center and entranceways during the holiday season, PlantMasters will no longer be handling Rabbit Run's holiday lights. He asked Southern Comfort Landscaping to remove the lights and store them for now.

Recreation Center update

Jorge reported that the recreation center will be closed on day in March to deep clean the floor in the main room. He also advised the board that the Easter Egg Hunt will be held on Saturday, March 20, and the first spring neighborhood yard sale is scheduled for Saturday, May 22.

Projects -- Progress Update

Jorge gave an update on various projects:

- New website design is in progress.
- Bathroom renovation is scheduled to begin in March-April.

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- Playground update is in progress, with bids on preparing the area being obtained.
- New landscaping – discussions have begun with potential bidders.
- Sprinkler system upgrade – to begin in late May
- Tennis courts upgrade – to begin in late May/early June.
- Additional new pool chairs – to be ordered in April.

Additional signage needed for tennis courts

It was advised that pets have been observed on the tennis courts, and therefore a “No animals” sign is needed on the tennis court fence, and the same message should be placed in the newsletter and included in this year’s Rules and Regulations Handbook.

John made a motion to adjourn, and Billy seconded the motion. The motion carried.

The meeting adjourned at 7:01 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group