

MINUTES  
Rabbit Run Homeowner's Association Board Meeting  
February 2009



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

Others Present: Jorge Lancho, Susan Lancho and Clare Frost

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

Financials

Jorge reviewed the dues collections report and noted that there is \$19,400 in outstanding collections, representing 13 residents (compared to 21 residents at this time last year).

As a result of the economic downturn, a reminder regarding residents' option to make partial payments of annual dues (with final payment due at the regular time) will be included in the next newsletter.

Clare reported that the annual audit indicated no findings. She did recommend an update on the useful assets listing, and the board agreed to add this to the March meeting agenda.

Old Business

Jorge reported that 101 people attended the Visit with Santa in December. The event continues to be popular with residents.

New business

Jorge reported on the recent gas leak at Fort Harrods Drive and Harrodsburg Road that was a result of a contractor hitting the gas line. The contractor had been working on new traffic light poles. The contracts are responsible for restoring the affected areas.

Ice storm cleanup

The Lexington-Fayette Urban County Government continued to collect debris from area neighborhoods, and has a schedule pickup planned. Jorge and Southern Comfort have walked our neighborhoods common areas and Southern Comfort has begun cleanup.

Linda asked that Jorge look into the area along the creek behind her home, as this has also been affected with falling limbs.

Vandalism

Jorge reported that vandalism occurred in our neighborhood, resulting in property damage in the Villages of Rabbit Run (lighting, etc) and stolen decorative concrete balls on top of Rabbit Run's brick entrance walls. The incident was reported to the police, and Jorge has received a bid to repair the walls from Southern Comfort Landscaping. Billy made a motion to proceed with having Southern Comfort repair the walls, and Bob seconded the motion.

Recycling

Jorge reported that the Recreation Center garbage collection is now being serviced by Kelco Environmental, which will result in savings for the center as well as the addition of recycling services. Jorge will be adding bins for recyclable items inside the recreation center and in the pool area.

Easter Egg Hunt

Jorge announced that the Easter Egg Hunt is scheduled for Saturday, April 11.

Newsletter

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The newsletter will be mailed in March along with the pool pass form. The newsletter will include information on picking up after pets when walking pets in the neighborhood.

Pool season

Jorge shared information on the need for new umbrellas for the pool area. Kelly made a motion and Billy seconded to pursue purchasing new commercial-grade umbrellas for the pool.

Three pool passes plus one guest pool pass will be made for each family again this year.

Jorge followed up with information from Brad re: adding a feature to the children's pool. Due to the expense, this is tabled for now.

Jorge reported that new drains will be installed in the pool in April.

Richard made a motion to adjourn the meeting. Don seconded the motion.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group