

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
November 23, 2009



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

Others Present: Jorge Lancho and Susan Lancho (Lancho Management Group), Brad Rister

President John Elias called the meeting to order at 6:31 p.m.

The board had reviewed the minutes from the October meeting and approved them by e-mail, and they had been posted on the Association's website.

Fences in Rabbit Run

There was discussion regarding fencing in Rabbit Run and fences in potential flood plains. It was reiterated that the Rabbit Run board ensures that the association by-laws are upheld by making sure that residents submit to the board plans for fencing as well as proof of a permit to construct a fence before construction begins. Fences must adhere to the guidelines set forth in the by-laws. A reminder regarding the approval procedure for fences will be included in the next newsletter.

Additional yard sale

Rabbit Run Homeowner's Association member Brad Rister made a suggestion that the Association consider coordinating a spring yard sale for the neighborhood. (The fall yard sale is coordinated by the Rabbit Run Stonewall Woods Neighborhood Association.) The board agreed that this was a good idea and feasible. The only cost is the placement of an ad in the local newspaper and purchasing a few small signs to promote the event.

Financials

Jorge reported that collection of 2009-2010 annual dues from 81 accounts remain outstanding. This is a slight increase from this time last year, when there were 78 outstanding accounts. Forty-seven of the 81 accounts are the same as last year. Efforts to collect these mandatory dues will continue.

Rentals remain up year-to-year, in the amount of \$625 more for 2009.

Election of Board Officers

The election for two officer positions, vice president and secretary, was held. Bob Simpson was nominated for another term as vice president, and Maria Gnas was nominated for another term as secretary. Billy made a motion to approve these appointments, and Richard seconded. The motion carried.

Cancellation of December meeting

Richard made a motion to cancel the December meeting, since it would occur during the holidays. Linda Bunting seconded the motion. The motion carried. Jorge will still distribute monthly reports to the board, as is normally done prior to each board meeting.

Visit with Santa is Sunday, Dec. 6

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Jorge reminded the board that Santa will make his annual visit to the recreation center on Sunday, Dec. 6, from 2 to 4 p.m.

Matching Grants received

Jorge reported that we have been awarded \$4,500 from the Lexington-Fayette Urban County Government's Community Matching Grant program. The money will go toward a new playground area at the recreation center. Jorge had already received pricing for the new equipment and installation, and will obtain bids for disassembling the existing structure.

Sprinkler systems

Jorge reported that in obtaining bids for the new sprinkler systems at Rabbit Run entranceways and one for the recreation center, some vendors have suggested installing completely new systems, while others have indicated installing some new sections could be done, but the entire system would not be under warranty. This discussion was tabled for the January meeting.

Videocameras at recreation center

One additional bid for possible security videocameras at the recreation center is being obtained.

Project list

Jorge had e-mailed to the board prior to the meeting a compilation of the various upgrades/investments that had been suggested for the neighborhood common areas, including the recreation center. Jorge will re-send a copy of the list to the board for each member to rank in the order that they deem most important to the least important, and discussion will continue during the January meeting. It was preliminarily determined, however, that the recreation center bathroom upgrades should proceed in January/February so that they are completed before the peak season for recreation center use begins.

Use of recreation center by grieving members

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Susan reported that Evan Lancho, 8-year-old son of Susan and Jorge, had recently inquired if Rabbit Run members who had lost a loved one could use the recreation center for no charge for family gatherings after funerals or memorials. If not, he suggested that the Rabbit Run board consider it. Maria Gnas made a motion that the Rabbit Run Recreation Center be made available for the purpose of a life celebration at no charge for members in good standing following a funeral or visitation, provided that the center is not already reserved for a rental. Billy seconded the motion, and the motion carried.

Rabbit Runners exercise group

Maria suggested that the next newsletter include information about a new, informal exercise group she is forming: the Rabbit Runners. The group would get together at a schedule they determine to walk or run for the purpose of promoting a healthy lifestyle.

With no additional business to conduct, Richard made a motion to adjourn the meeting, and Linda seconded. The motion carried, and John Elias adjourned the meeting at 7:27 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group