

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
October 26, 2009



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

Others Present: Jorge Lancho and Susan Lancho (Lancho Management Group), Clare Frost, Ron and Connie Barnhill, Christine Pelligrino, and guest speakers, Sheriff Kathy Witt and Major Joe Modica from the Office of the Fayette County Sheriff.

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

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

Guest Speaker Presentation on Sex Offender Compliance Unit

Fayette County Sheriff Kathy Witt and Major Joe Modica presented information to the board and other meeting attendees about the Fayette County Sheriff Office's Sex Offender Compliance Unit. They highlighted that by law, individuals convicted of sex offenses must register with the office and that there are restrictions on where they can live after they are released from incarceration. They may not live within 1,000 feet from a school, government-owned park or day care center. If a school, day care or government-owned park is constructed after an offender is already living in a neighborhood, he or she has 90 days to find a new residence. Depending on the nature of the crime, some registrants must provide information where they are living for 20 years, and some for life.

There are currently 270 registered offenders living within Fayette County. The sheriff's office is in contact with all of them on a regular basis by phone and by personal visits to their residences. Citizens may determine if a convicted sex offender lives in their neighborhood by reviewing the online sex offender registry at www.fayettesheriff.com. Citizens may also contact the office to register to receive notification by phone or e-mail when an offender moves into their area (determined by zip code).

In response to a question, Sheriff Witt confirmed that since Rabbit Run's park is not a government-owned park, the law does not prevent a convicted sex offender from living near it. She also advised that the Kentucky Supreme Court has ruled in favor of a person who was convicted of a sex offense prior to July 12, 2006, when the law that limited where sex offenders live went into effect. Specifically, the court rules that individuals convicted of sex crimes before that date are not required to comply with the law limiting where they can live.

Sheriff Witt extended her appreciation to talk to Rabbit Run residents and welcomed any feedback or questions. The sheriff's office can be reached by phone at 252-1771.

Financials

Jorge reviewed the financial reports for the month with the board, noting that rentals continue to be up year to year, and that outstanding collections have been reduced to just three residents. In addition, \$48,000 in dues has already been pre-paid by residents for 2009-2010.

Grant funds for new playground

Jorge reported that the Association received notice that it has received community matching grant funds for new playground equipment, but the amount has not been confirmed and the decision is pending Urban County Council approval. (Since the board meeting, the Association

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has learned it was awarded the full \$4,500 requested, and that the funds have met council approval.) The Association will match the amount awarded for this project.

Santa visit

Jorge reminded the board that Santa will make his annual visit to the Rabbit Run Recreation Center on Sunday, December 6. Refreshments will be provided, and residents can take photos and videos of their children with Santa between 2 and 4 p.m.

Holiday lights

The board reviewed and discussed two bids for holiday light set up and storage for the Association. Per the board's vote (a motion made by Kelly and a second by Richard), Jorge will be following up with PlantMasters, who had the contract last year, to confirm a \$2,000 annual contract. If the cost is higher than \$2,000, the contract will be awarded to Sharp Lawn. Jorge was able to get a commitment to install the lights for \$2,000.

Proposed projects

Jorge reviewed with the board the proposed project list for upgrades, repairs, etc, for the Association. John advised that he should move forward with getting bids for a new sprinkler system. Maria advised that she had requested that the purchase of a tennis ball machine be added to the list. Billy suggested adding uplighting for the front of the building to the list.

The timeline for the sprinkler system upgrade would begin in the fall/winter, and the tennis court upgrade will need to be addressed in May 2010.

Other business

Richard asked Jorge to send a letter to the guest speakers to thank them for their visit.

A resident shared with the board that as she and her daughter were walking on the streets in the Village of Rabbit Run development, a resident stopped them and told them that if they didn't live there they were not allowed to be in the area. The board confirmed that the Villages streets are private.

A resident expressed concern for graffiti on the stop signs and speeding cars on major streets. John agreed with her concerns and said he had registered his complaints about these issues with the Lexington-Fayette Urban County Government. He offered to work with her in continuing to register such concerns. Jorge and Susan will do the same.

Richard made a motion to adjourn the meeting, and John seconded it. The motion carried, and the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group