

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
September 28, 2009



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

Others Present: Jorge Lancho and Susan Lancho (Lancho Management Group) and resident Dan Geiger.

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

The board had reviewed the minutes from the August meeting and approved them, and they had been posted on the website.

Financials

Jorge provided a collections update on 840 and 841 Quarterhorse, which had been detailed in a previous e-mail to the board. After extensive, long-term collection efforts, the Association has received payment in full of \$11,092.27 for outstanding annual dues and late and legal fees for 840 Quarterhorse. The same property owner still owes more than \$3,000 in dues and fees for 841 Quarterhorse. Collection efforts continue for this address and other properties that are delinquent with dues payments. Three members are outstanding for the year.

Fourteen members have taken advantage of the opportunity to pre-pay 2009-2010 dues.

Invoices for 2009-2010 dues will be mailed the first week of October, to be due on Nov. 1. The second notice on any dues not paid by the deadline will be mailed in November. The third notice will be mailed in December. Late fees apply if dues are not paid by Dec. 1.

Rentals continue to be up year-to-year, with more businesses (owned by Rabbit Run residents) using the space for meetings, etc.

A yoga instructor will begin offering classes on Thursday evenings. Residents will be allowed to participate at 50 percent off the normal rate of \$8 per session (\$4 per session). The instructor has secured the necessary level of liability insurance, as advised by the association's insurance agent, Joe Cerzosie, and board member Kelly Stone.

Pool Update

In Brad Hatton's absence Jorge reported that the pool had closed for the season the day after Labor Day, as planned, and that the deck furniture has been stored.

Insurance Policy Renewal

Jorge reviewed the renewal information re: the Association's insurance policy with the board. Jorge stated the renewal contains the same verbiage as in year's past. Kelly noted a couple questions re: the policy, and Jorge will follow up with the insurance agent. Jorge was informed by Joe Cerzosie that the boards policy will cover 100% replacement cost.

Security Cameras

In follow up to the board's recommendation to learn more about possible security cameras for the recreation center and grounds, Billy, Richard and Jorge had reviewed security cameras offered by LexCams. They were impressed with the capability of the cameras available. The final bid for five outside cameras, four inside cameras and two cameras for the parking lot is \$8,825. The cameras hold 30-45 days of footage, and the images can be monitored in real-time, too, from any computer. John recommended obtaining additional bids for such cameras.

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Pool Management Contract

The board discussed the bids submitted for the following year's pool management. Bids were submitted by Lexington Pools and Professional Pool Management of Kentucky. After discussion, Maria made a motion to award the pool management contract to Lexington Pools. Billy seconded the motion. By a vote of 8 to 1, the motion passed.

Lawn Care Contract

After board discussion, Richard made a motion to award this year's lawn care contract again to Southern Comfort Landscaping. Billy seconded the motion. The motion carried, with one board member abstaining from the vote.

Management Contract

Kelly made a motion to award the Association management contract again to Lancho Management Group. Richard seconded the motion. The motion carried.

Board Elections

Maria reported that one Rabbit Run resident had inquired about running for the Association board, but the individual is renting a Rabbit Run residence. The board confirmed that individuals who are renting and not owners of property in Rabbit Run are not members of the Association, and therefore cannot run for board positions.

Jorge advised that the terms of board positions currently held by Maria, Don and Gordon were ending and therefore up for election. With no other residents submitting names for these positions, Maria, Don and Gordon agreed to run for re-election. They were re-elected to two-year terms unanimously. Officers for 2009-2010 will be elected at the November meeting.

2009-2010 Budget

Jorge reviewed the budget that was forwarded to residents in the recent newsletter mailing. Jorge updated the information on the pool management fee. After board discussion, (which included Maria's suggestion of adding a tennis ball machine to the list of items to consider purchasing for the Association this year, and Billy's suggestion of re-using usable parts of the existing playground once the new one is installed,) Richard made a motion to approve the 2009-2010 budget. Billy seconded the motion. The motion carried unanimously.

Upgrade for E-Mail Communications

Jorge shared information re: using Constant Contact for sending periodic e-mail updates to residents, a service that costs approximately \$15 per month. Billy made a motion to approve the expense, and Don seconded the motion. The motion carried.

With no further business, Richard made a motion that the meeting adjourn, and Don seconded the motion. The motion carried, and the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group