

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



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

Others Present: Jorge Lancho, Clare Frost, and Brad Hatton (Professional Pool Management)

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

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

Pool update

Brad Hatton reported that the pool is running smoothly, and that as the board requested, staff is reporting to work each day by 9:30 a.m. Brad mentioned that the post to the main entrance was loose. Jorge stated he had become aware of this during the weekend and that he would have a part made to fix the problem. The part has been made and the fence is fixed. Kelly made a suggestion that the post should be fixed after the pool season by core drilling the concrete and adding a post filled with concrete inside the fence post. Kelly asked Brad about the cleaning of the pool area and bathrooms. Brad stated the guards should be cleaning each day. Kelly stated the guards needed to do a better job of cleaning. Brad also mentioned he was having problems with one of the breaker boxes. Richard proposed getting a new control switch for the breaker box. Two electricians inspected the box in question, all the lines, and the breaker box. They stated the box was in good shape. The amps are fine and everything checked out. The one item they noticed was that the amps would spike up to 35 when you turn the motor on but would then go back down to 19-21 amps. Some of the screws inside the box were loose so they tightened them. The pool manager was present when they were looking at everything. He stated that he would research the motor and see if this quick spike is normal for this type of motor. I also asked Brad for his advice from his experience with pool motors. The electrician stated that we should have the pool personnel start and stop the motor from the breaker box and everything will be fine.

Brad mentioned that there was a problem with the men's bathroom. Jorge called Jerry Riley and he came and fixed the problem. He came back to readjust one of the toilets.

Linda stated the Pepsi machine and water cooler were not working. Both items have been fixed.

Financial report

Jorge reviewed the report of members with outstanding dues, and the various actions and procedures that are ongoing in order to collect the dues. The collections are down to four properties. The same person owns two of the homes and the association has taken this person to circuit court. We are waiting to hear from his lawyers. The association received a judgment from small claims court on another address. The individual does not make enough money at this time for the association to garnish his pay. We will continue to try to garnish his pay. The fourth house is in foreclosure.

Jorge reported that rentals of the clubhouse continue to be up year-to-year, and are currently \$700 more YTY than 2008. Jorge also presented the bills to be paid and other financial reports as prepared by bookkeeper Clare Frost.

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Updates

Kelly asked if we required proof of insurance on all rentals. Jorge stated that the current policy is to ask for insurance if the renter is having alcohol during the rental. Kelly recommended that we ask our insurance provider for his guidance on this issue, and the board agreed, asking that the following questions be addressed:

1. Should the association request proof of insurance from persons renting the facility?
 - A. Joe believes it would be prudent of the association to require the renter to provide proof of insurance as a homeowner. The standard homeowner policy provides liability coverage for a temporarily rented facility including Host Liquor Liability coverage.

Jorge has been requiring that all rentals since July 2 show proof of insurance.
 - B. We may want to discuss what limit we want to require renters to carry on their policies. Most policies start with \$100,000 and can be increased to \$300,000 and \$500,000, but do we want to do have them increase their limits?
2. Does the current policy provided by Lexington Insurance Agency and written through CAU Insurance Companies provide Host Liquor Liability?
 - A. Yes, the current policy provides **Host Liquor Liability** coverage to the full extent of the liability limits on the policy, which is \$2,000,000
 - B. Note this is **HOST Liquor Liability** for liquor provided free and does not provide coverage if liquor is being sold.
3. Is there liability for suits as a result of injury at the pool during the day and is there coverage?
 - A. As the property owner the association will always be liable for any injury occurring on any part of the property, including the pool. Even if the negligent party is the pool management company, most likely the association will be sued as well. Your policy does provide coverage for such claims in the amount of \$2,000,000.

Jorge reminded the board about the upcoming Rabbit Run cookout scheduled for Saturday, July 11, and the Pool Pizza Party on Friday, August 14. Sixty-six people attended the cookout. Everyone had a very good time despite the cooler temperature and the overcast skies.

Security camera system

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The board reviewed the proposal and tabled the discussion until more information is gathered. Billy requested that we ask LexCam if we could see a system in operation. Ted from LexCam is making arrangements for Billy and Richard to see a system like the one he proposed.

There being no further business, Richard made a motion to adjourn the meeting, and Linda seconded the motion, which carried. The meeting adjourned at 7:39 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group