

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
April 26, 2010



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

Others Present: Jorge Lancho, Susan Lancho

In President John Elias's absence, Vice President Bob Simpson called the meeting to order at 6:35 p.m.

The board had reviewed the minutes from the February meeting and approved them, and they will be posted on the Rabbit Run website.

Financial report

Jorge advised the board that they had asked to vote at the April meeting on whether or not they should authorize a financial audit every three years, with a financial review in between, instead of having an annual audit. Changing to reviews in between audits will still ensure fiscal responsibility but save the Association some fees. Billy moved that a financial audit be conducted every three years, with a financial review in the years between. Don seconded the motion. The motion carried. Therefore, since a financial audit is being conducted in 2010, audits will be conducted in 2011 and 2012, and then another audit in 2013.

The board reviewed the financial reports that had been provided. Richard asked about a \$198 charge on the Association's credit card. Jorge advised that this represented expenses associated with the annual Easter Egg Hunt (costume, refreshments, candy, prizes, etc.)

Jorge also advised that there will be an \$8,000 charge for him in May. This reflects the deposit for the tile work in the Recreation Center. The money for all renovations will come from capital improvements budget.

Treehouse

Jorge advised that a treehouse has been constructed on the fenceline of a home on Blackhorse. Neighboring residents have concerns, and the structure was not approved by the Board. It violates the free-standing structure limitations in our Association Covenants, Codes and Restrictions. After discussion, Billy made a motion to send a letter to the resident advising them of this violation and the requirement to remove the structure. Gordy seconded the motion, and the motion carried.

In-ground pool

A resident at 781 Wellington Way is planning to install an inground pool. He has obtained all necessary permits. Bob made a motion to approve this project, and Billy seconded the motion. The motion carried.

Pool Update

Jorge advised that the Rabbit Run Rules and Regulations currently state that children as young as 9 years old can enter the pool without an adult present. The Fayette County pools' minimum age is 13 years old. There is concern that having children this young at the pool without an adult presents challenges for lifeguards and the safety of the children. The pool company advised that they also thought that 9 years old is rather young for children to swim unaccompanied by an

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adult. After discussion, Don made a motion to raise the minimum age for children to attend Rabbit Run's pool without an adult as 12 years old, as long as they pass the swim test administered by a lifeguard at the pool. At 16 years old, they can come to the pool alone without having to take a swim test. Kelly seconded the motion. The motion carried..

Jorge reported the Lexington Pools, our new pool management company, will have a representative at the May meeting. Also, they are currently cleaning the chlorine spots on the pool deck.

Recreation Center renovations

Jorge advised that renovations of the recreation center begin this week. This includes replacing the hallway and bathroom floor tile with new tile, and installing new sinks, stalls and fixtures in both bathrooms. Signs have been posted at the center, information is posted on the website and e-mails will be sent to residents advising them of this work, which will impact the availability of the recreation center. Jorge will have Sonitrol deactivate resident keys during the work period so that no one is walking on the floors while they are being replaced, etc. Jorge has built in contingency plans in case problems arise.

Playground update

Jorge has received two bids for new play sets. Bids are also being received for preparing the grounds for the new play equipment. After discussion, Gordy made a motion to proceed with purchasing the new play set, and Billy seconded the motion. The motion carried.

Landscape design

Jorge is receiving ideas for new landscaping for the common areas. Once all ideas are received, he will share them with interested board members. Billy, Don, Bob and Linda agreed to serve on a subcommittee to review designs.

Sprinkler system

Jorge advised that a new sprinkler system is still under review.

Tennis courts

Jorge advised that one potential vendor has suggested that the corners of the tennis court be filled in with something to avoid grass growing there. Billy suggested paving it. Jorge will look into costs for doing this as well as painting the practice wall and installing new nets.

Shrubs in parking lot

Jorge noted that several shrubs that line the parking lot spaces near the tennis courts are dead. This is the same area where we have had problems in the past. Jorge will discuss with our landscaping contractor.

The next meeting of the board will be held Monday, May 24, at 6:30 p.m.

With no further business, Billy made a motion that the meeting be adjourned. Don seconded the motion, and the motion carried. The meeting adjourned at 7:35 p.m.

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Respectfully submitted,

Susan Lancho
Lancho Management Group