

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



Board Members Present: Richard Potts, Gordy Doyle, Don Vittetow, John Elias, Kelly Stone and Maria Gnas

Others Present: Jorge Lancho, Susan Lancho and Clare Frost

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

The minutes from the June meeting will be circulated by e-mail for board approval and then posted on the Rabbit Run Web site.

Financials

Jorge and Clare reviewed the financial reports that had been distributed to board members prior to the meeting. Clare advised that some small claims dates are scheduled for August, for members who are in arrears on their dues. She will stay in touch with Richard re: these dates. She confirmed that liens have been placed on all homes for which dues are in arrears. She also advised that with all the capital improvements that have been made to the recreation center this year, the board will likely want to transfer some funds from the reserve account into the operating account before the fiscal year ends.

Rentals are up \$900 year to year.

Pool Report

The pool pizza party will be held on Aug. 13 from 6 – 8 p.m. Jorge will work with Lexington Pools re: having extended pool hours after public schools are back in session, to accommodate members who are not affected by the startup of the Fayette County Public School system.

Landscaping Committee

The committee met with prospective companies for updating the landscaping at the entrances and other locations, and will meet again on Aug. 16 to review all designs and make decisions on next steps.

Other Business

Jorge advised that the summer cookout was held as scheduled but he's not sure if this event draws members to the pool or if those at the pool already simply benefit from being there. This is an event we may wish to reconsider. Maria suggested that perhaps offering a hot dog lunch every weekend during the summer might be something that would draw members to the pool, and that they would enjoy. Jorge suggested that a midnight swim may be something to consider, with the pool open from 9 to midnight one evening in the summer.

Jorge advised that Don Mynear of the Stonewall Woods/Rabbit Run Neighborhood Association has set the date for the neighborhood association's annual yard sale: Saturday, Sept. 25.

Jorge also advised that tree trimming on Fort Harrods Drive would need to be conducted soon for the trees managed by the association, which are hanging too low to the sidewalk and street.

Maria raised a concern re: periodic debris on the tennis courts, and suggested that perhaps the lifeguards or the management company should be contracted with to blow off the tennis courts

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each morning. After discussion the board advised that new brooms should be purchased for the courts for residents to use as needed if debris blows onto the court between the periodic maintenance conducted by the landscaping company and the management company. In addition, Jorge can obtain estimates on what this would add to the contract if the guards conducted this morning cleaning of the courts during the summer, but advised that with the trees located adjacent to the courts, debris can fall onto the courts at any time, so the brooms are still helpful to have available.

With no further business, Richard made a motion to adjourn the meeting, and John seconded it. The motion carried. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group