

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
July 25, 2011



Board Members Present: John Elias, Billy Smith, Linda Bunting, Kelly Stone, Richard Potts and Don Vittitow

Others Present: Jorge Lancho, Clare Frost, Joe Clancy, Bernie Thompson

John Elias called the meeting to order at 6:29 p.m.

The June meeting minutes had already been approved and posted on the website.

Financials

The bills to be paid were presented as well as a report of the collection status of annual dues. Six of the 7 accounts with balances due are the same as last year. The balance due is currently \$8,300 compared to \$9,300 last year. Appropriate efforts continue to collect these dues. Small claims proceedings are in process, and they are set for the end of August and early September. One of the board members asked if we should add the names of the residents that have not paid in the newsletters. After a discussion the board decided not to add these names at this time. Jorge reported that recreation center rental revenue is up \$914 year to year.

Pool Update

With no one from Lexington Pools present, Jorge reported that he had not heard any complaints from residents about the pool. He stated that Todd had responded to all his requests and returned calls in a timely manner. Jorge also informed the board that the pools hours would be extended as last year. The pool will be open for any resident older than 16 at normal times while Fayette County schools are in session. This will allow adults and parents with small children to continue to enjoy the pool. The pool is open during these extended times with no lifeguard on duty.

New Business

A resident asked the board about a satellite dish. He wanted to know if he could attach a dish on the side of his house. The CCRs state that NO satellite dish of any kind shall be located in any front yards, side yards or elevated above ground on poles or towers or mounted on rooftops. Any satellite dishes located in rear yards shall be screened with living plant material and shall be approved by Developer.

Since the CCRs do not state anything about the side of the house the board said it was ok.

A resident had concerns with the cleanliness of the workout room and the bathroom. He also recommended that a recycling bin be placed in the workout room. *Update: Jorge contacted the pool company to make sure they were cleaning the bathroom during the day. Jorge also purchased a new trash can that is used for recycling in the workout room. He also has added more cleanings of the workout room to the schedule. He contacted the resident since the board meeting and the resident said they were pleased.*

Updates

Jorge reminded the board that the pizza pool party would be August 12 from 6 - 8pm.

The landscaping project is moving along with bids from two companies. Jorge is waiting for one company to provide details of their bid. Once this information is received Jorge will meet with

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each company and have them walk him through what they are going to do. Afterward, Jorge will contact the board to advise them of his recommendation. *Update: Jorge met with the companies and recommended Franco Irrigation. They are starting the project the first week of September.*

Jorge informed the board that Zumba classes had begun and that the instructor was very excited with the numbers from the first class. RRHA residents will get a discount and only pay \$4 per session. The classes are every Thursday from 6:45-7:45.

Jorge recommended to the board a new revenue generating option for business rentals of the recreation center. The recommendation is that any rental that will be a business rental would have the option for an extra \$25 to have their event advertised on the website two weeks before the event and an e-blast sent out to the residents. The board approved the idea.

With no further business, Billy made a motion to adjourn, and John seconded it. Motion carried, and the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group