

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
June 28, 2010



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

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, and Todd Slusher

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

The board had reviewed the minutes from the May meeting and approved them, and the minutes are posted on the Rabbit Run Web site.

### **Financials**

Jorge and Clare reviewed the reports that had been sent to the board prior to the meeting. Richard asked for clarification on some of the expenses, which were related to new fencing, reinforcing the tennis fence gate and purchasing reusable yard sale signs for the neighborhood yard sale that was held on May 22.

Clare advised that some of the members whose dues are in arrears have set up payment plans, one has filed bankruptcy and others may be interested in making payments. In reviewing the accounts receivables balance summary, Linda requested that prepaid dues be listed separately on this report. Clubhouse rentals continue to be active, with rental revenue up \$1,370 year to year.

### **Pool Report**

Todd Slusher of Lexington Pools reported that the baby pool had experienced a leak, but it has been fixed. The static plug needed taping to hold it tighter, and the skimmer needed more grout. The skimmers in the main pool have tiles missing. Once the pool season is over, tiles will be repaired. Jorge suggested that a plastic insert might be worth considering rather than using tiles.

Richard asked about a special feature in the baby pool, such as a fountain or other spray feature. Todd will research some options and report back to the board. He did share that Cumberland Hills' baby pool has such features.

Some leaks had occurred in the pump room but the pool company has fixed these.

### **Events**

Jorge reported that the summer cookout would be held on Saturday, July 10 from noon to 2 p.m. The event has been promoted in the newsletter since the winter edition and residents will be reminded by e-mail. The pool pizza party is scheduled for Friday, Aug. 13, from 6 – 8 p.m. The Stonewall Woods/Rabbit Run Neighborhood Association's Independence Day parade will be held on Saturday, July 3 at 10 a.m. Richard asked if anyone had heard requests for having neighborhood fireworks again, but the board agreed the cost and liability were too high.

### **New look for website**

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Susan advised that she had completed an overhaul of the Rabbit Run website to modernize the look and navigation of it. The address for the site remains the same. She worked with a web design professional to have the site updated and make it accessible for updates without the need for web software on the computer, etc. The cost was approximately \$400 but this cost will not be passed on to the Rabbit Run Homeowner's Association; Lancho Management Group has absorbed the cost. Billy advised that the site looked good and asked for the name of the web designer. Susan will forward the designer's information to him.

**Playground**

The new section of the playground has been constructed and Jorge will take care of having the old section power washed as well as purchase and install new canopies, new swings, etc, to make the new and old sections appear seamless. He has begun obtaining bids for power washing services but is seeking better pricing.

**Tennis court update**

The tennis court decks are to be painted, as weather permits, and new nets and boards around the fence will be installed.

**Landscaping update**

Jorge has received bids for new landscaping, and will have each bidder present their ideas to the board's landscaping subcommittee on July 14 at 6, 6:30 and 7.

Maria advised that she has noticed a pungent smell at Fort Harrods Drive and Harrodsburg Road, on the Villages side, at the entrances when she has been walking or running in that area. Jorge will look into this (this may be coming from the brick work at the entrances; he will look into having this area power washed at the same time as the playground).

**Other Business**

Linda asked about the process for having repairs at the clubhouse made and paid for. Richard confirmed that Jorge contacts Richard, as the treasurer, and/or John for needed repairs. The guidelines stipulate that definitely anything over \$500 requires their pre-approval.

Linda also asked about the new mirrors in the bathroom, stating that they are a bit higher than the old ones. Richard suggested purchasing a full-length mirror for the women's bathroom.

Billy thanked Jorge for the work he completed on clearing tree growth behind the tennis courts.

With no further business, Bob made a motion to adjourn the meeting, and Billy seconded the motion. Motion carried.

The meeting adjourned at 7:27 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group