

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
May 2014



Board Members Present: Meeting by email

Others Present:

No meeting due to Memorial Day holiday. Reports sent out for review.

Financials

The financial reports, which included the budget update, profit and loss statement, bills to be paid, balance sheet, recreation center rental log, and accounts receivable balance summary, were sent out for review. Fifteen homes are delinquent in dues payments for the 2013-2014 year, for a total of \$19,982. Thirteen of these accounts were past due with dues payments at this time last year. This compares to \$13,759 and 24 homes.

Rentals are down by \$1,980. This represents 53 rentals for an average of \$61.98 per rental. Last year's average was \$46.83 per rental.

New/Old Business

Pool Season: Jorge advised that the pool season opened May 24 and that the pool initially opened during the week without lifeguard services, which meant no one under 16 was allowed without an adult present. Once Fayette County Public Schools adjourn for the school year the pool would be staffed with a lifeguard. Pool passes were distributed to members the week of May 19. The Association purchased new tables for the pool deck and new umbrellas.

Fence Quotes: Jorge met with four fencing contractors to discuss options for addressing the fence line along Fort Harrods Drive. One of them did not bid the job. Jorge will present these quotes to the board for review in the June meeting.

Yard Sale: The spring neighborhood yard sale was held on Saturday, May 17. The Association promoted the event through ads, signs and via the website. Jorge had a few residents ask not to have the sales on the same weekend that all the other neighborhoods in our area have theirs.

Project Updates: New entrance signage was completed in May.

Updates:

Entrance Lights – Our lighting system has been continuously blowing bulbs. I was concerned it was the lights. We made sure all the connections were good and the lights began to work.

Vacant Homes - We involved the city about the appearance of a few vacant homes in Rabbit Run. We expressed our concerns re: the height of the grass and garbage build up. The homes have been cleaned up and we will continue to monitor them.

Respectfully submitted,

Jorge Lancho
Lancho Management Group