

**MINUTES**  
**Board of Directors Meeting**  
**Rabbit Run Homeowners Association**  
**April 27, 2015**



Board members present: Gordon Doyle, Bob Simpson, Linda Bunting  
Others present: Susan Lancho, Jorge Lancho, Alen Windland, Ezra Click

Bob called the meeting to order at 6:35 p.m.

The March meeting minutes have been posted on the website.

**Financial report**

The financial reports were distributed to board members before the meeting. Currently there are 18 homes that are in arrears for 2014-2015 dues, for a total of \$22,800. Ten of the 18 were also in arrears last year. The management company will continue to advise these residents of their outstanding dues payments and late fees. Liens are in place.

Recreation Center room rentals are down \$225 from last year at this time, with one less rental year to year. Average rental cost is \$55.11 this year vs. \$61.63 last year.

**Fort Harrods Drive Fence Project**

The fence project is nearly complete and several positive comments have been received from members. Jorge is addressing one property owner's concern. The outside of the fence will be stained in the fall. Jorge has submitted the Notice of Advancement information to the Association's attorneys so that they can draw up the proper paperwork that will document each fence line property owner's fair share of the fence expense and legally attach it to each respective property.

**Villages Walkway on RRHA property**

A 30- to 40-foot section of The Villages of Rabbit Run's walkway was mistakenly constructed on RRHA property, and The Villages approached Rabbit Run about options to work through the error. Jorge consulted with the RRHA attorneys for guidance, and they have advised that an encroachment permit filed by The Villages would be an appropriate step given that the RRHA Board has no real concerns with the walkway other than maintenance and liability. The encroachment permit will keep maintenance responsibility and expense with the Villages, as well as liability. The Villages would absorb all related fees for such a permit. Bob made a motion to pursue this action and Gordon seconded it. **The issue will be shared with all board members by email for a formal vote, since a quorum was not available at the meeting.**

**New Entrance Lights**

RRHA has received a \$1,000 grant from the Lexington-Fayette Urban County Government to assist with new entranceway lighting. The lighting company that has been selected will temporarily install the proposed new lighting on one entrance to demonstrate the new look for the boards review. The new lighting will be LED and will illuminate landscaping as well as signs. Bob made a motion to proceed with installing new lighting. Linda seconded it. **The motion will be shared with other board members via email for a vote.**

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**Spring Neighborhood Garage Sale**

The spring Rabbit Run neighborhood garage sale will be held Saturday, May 16.

**Newsletter, pool passes and Rules and Regulations**

The next newsletter, along with 2015 Pool Passes and the 2014-2015 Rules and Regulations booklet will be mailed to RRHA members the week of May 18.

**Pool Season**

Jorge is working with a vendor to address a tile issue in the pool. Once the tarp is taken off the pool, the contractor will be able to assess tile work.

**Vandalism in Park**

Vandals have damaged the tarps on the playground set located on Rabbit Run grounds. Gordon made a motion and Bob seconded it to proceed with replacing the damaged tarps.

Bob adjourned meeting. Gordon seconded the motion. Jorge will share the motion with other board members via email for a vote.

With no further business, the meeting adjourned at 7:03 p.m.

Respectfully submitted,

Susan Lancho