

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
August 25, 2014



Board Members Present: John Elias, Gordon Doyle, Don Vittetow, Richard Potts
Others Present: Clare Frost, Jorge Lancho

John called the meeting to start at 6:35 pm.
The July minutes were approved and have been posted on the web site.

Financials

The board reviewed the financial reports and the list of bills to pay, as well as recreation center rentals reports. Delinquent dues are at \$15,478 (10 homes) versus \$8,600 (17 homes) last year. All members who have delinquent balances (which include outstanding dues and late fees) have been getting past due notices and liens have been applied to the properties.

Rentals are down \$1,950 from last year at this time (58 less rentals year to year). The average rental cost this year is \$65.32 this year versus \$51.58 last year.

The 2014-2015 proposed budget was reviewed. The proposed budget will be mailed to all Rabbit Run members in the next newsletter, to be mailed before the September board meeting.

New/Old Business

Newsletter: The newsletter will be mailed in September and will include the proposed budget.

Pool incident: Jorge provided an update on the visitor who fell while at the pool earlier this summer. The insurance company's research indicated that the Homeowner's Association was not at fault in any way. The pool company's insurance will be covering this claim.

Yard sale: The fall Rabbit Run yard sale will be held Saturday, Sept. 20. The Association will pick up costs for placing ads to promote the sale. Signs will also be placed at neighborhood entrances.

Pool season: Lexington Pools was not represented at the meeting but Jorge advised the board that the pool's last day of operation for 2014 would be Labor Day, September 1, and that it would close at 9 p.m. He also noted that there is tile work needing to be done in the pool area. The pool company has recommended that this tile work be postponed until spring.

Fence: Jorge provided an update on the fence located along Fort Harrods Drive, which included sharing a draft letter to affected residents re: the proposed project. The board began discussion of material options and other aspects of the project and then decided to table further discussion until the September meeting when more board members will be present.

Matching funds: Jorge informed the board that he will pursue LFUCG matching grant funds for replacing landscaping that was damaged last winter and possible street tree replacement.

Richard made a motion to adjourn the meeting and John second the motion. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group