

MINUTES  
Board Meeting  
Rabbit Run Homeowner's Association  
July 25, 2016



Board Members Present: John Elias, Gordon Doyle, Linda Bunting, Richard Potts  
Others Present: Jorge Lancho, Susan Lancho, Clare Frost

President John Elias called the meeting to order at 6:33 p.m.

**Financials**

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Seventeen homes have outstanding dues balances for a total of \$22,582. Late fees have been applied and liens have been placed on these properties. One home that has had significant dues in arrears will be paying off their balance this month. Recreation center rental revenue is up \$190 year to year.

**New/Old Business**

Pool Update: The pool company has advised Jorge that the pool season has gone well overall. New pool hours begin Aug. 10 when Fayette County Public Schools resume classes. The last day of the pool season is Labor Day. A small leak has been identified in the baby pool and will be further assessed and fixed after the pool season. New lights have been installed in the pool.

Tennis Court Key Access: Jorge provided an update on the tennis court key access system. He is researching options for fixing it or updating it.

Wellington Way speeding/bike lanes: The board discussed the response that was received from Councilmember Amanda Bledsoe's office to the Association's correspondence to her re: the bike lanes on Wellington Way. Changes are not planned for the lanes, which were decided before Councilmember Bledsoe had a say in the matter, but she acknowledged the associated challenges with the lanes and said the LFUCG is working to make the decision process re: these types of lanes more inclusive in the future. Re: speeding on the road, Jorge will work with her office to set up a speed tracker to see if that can help deter speeders in the area.

Tree removal: Two storms this summer caused problems with trees on the Recreation Center grounds which required tree removal service. In one case, a tree fell on an adjacent home's fence and tree, causing damage that the Association paid to repair. The tree service provided assistance three times to fully address the various issues and will be giving the Association a bid for further work to assess additional trees on the Association's property to prevent future damage as much as possible.

Contract Renewals: Bids have been received for renewal of the landscaping, pool service and management service contracts. The board has begun the process of reviewing the bids, asking questions for follow up by the contractors, etc.

With there being no further business, Richard made a motion to adjourn the meeting and Linda seconded it. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Susan Lancho  
Lancho Management Group