

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
June 2014



Board Members Present: Don Vittitow, Billy Smith, John Elias, Linda Bunting, Bob Simpson

Others Present: Clare Frost, Jorge Lancho

John called the meeting to order at 6:36 p.m.

May report was approved and posted on the web site.

Financials

The financial reports were reviewed. Jorge informed the board that 12 homes are delinquent in dues payments for the 2013-2014 year, for a total of \$16,176. All of these accounts were past due with dues payments at this time last year. This compares to \$10,093 and 18 homes last year.

Rentals are down by \$2,500. This represents 63 less rentals from last year. The average of each rental is \$62.05. Last year's average was \$50.84 per rental.

New/Old Business

Pool Season: Todd of Lexington Pools did not attend the meeting. Jorge is aware of one complaint and that it was regarding the water fountain not working. Jorge has already followed up with Todd about this issue and the fountain is now working. Linda and Don advised that there had been debris in the water and that the tables and pool deck did not seem cleaned. Jorge has informed Todd of these issues.

Fence Quotes: Jorge shared three fencing quotes received to address the fence line along Fort Harrods Drive. The board discussed different options for the fence line and if it was possible for the board to pay for the upgrades. Jorge informed the board that a police officer has stated that the current fence line presents a safety issue because it has areas where someone could hide without being detected. After a lengthy discussion, the board asked Clare to consult with the Association's attorneys for a determination as to whether or not it is permissible for the Association to cover this fencing expense.

Front Entrance: Jorge informed the board that the Lexington Gardening Club nominated Rabbit Run's Harrodsburg Road entrance for its 2014 Lexington in Bloom contest. Although Rabbit Run did not win, it was very nice to be recognized.

Updates:

Entrance Lights – Vandals have damaged the lighting at the neighborhood entrances on Harrodsburg Road. Jorge is in the process of getting them replaced.

New Table in Recreation Center – Per board authorization, a new entertainment table has been purchased for the main room at the recreation center and placed under the television.

Exercise Machines – Scheller's has replaced a motor in one of the treadmills and has fixed a bolt that was sheered off in an elliptical machine. Both machines are operating well at this time.

Tree Damage – During one of the June thunderstorms a large tree lost two large limbs. The tree has been removed due to this damage posing a safety issue.

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
June 2014



A/C Repairs – The recreation center's air conditioning units have not been working properly and the professional recommendation is to replace the inside and outside units. Jorge is currently obtaining quotes for this project.

Billy made a motion to adjourn the meeting and Bob seconded the motion. The meeting ended at 7:17 p.m.

Respectfully submitted,

Jorge Lancho
Lancho Management Group