

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
March 24, 2014



Board Members Present: John Elias, Billy Smith, Richard Potts, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost

President John Elias called the meeting to order at 6:33 p.m. Minutes of the February board meeting had been reviewed by the board and will be posted on the Rabbit Run website at www.rabbit-run.com.

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 presented and reviewed. Forty-two homes are delinquent in dues payments for the 2013-2014 year, for a total of \$26,700. Twenty-four of these accounts were past due with dues payments at this time last year.

The board asked how snow removal services affected this year's budget, and they were referred to the section of the bills to pay document with specific costs for salting and snow removal services. This service is provided through the Association's landscaping/groundskeeping contractor.

New/Old Business

Pool Season: Jorge advised that the pool season opens May 24 and that the pool would be initially open during the week without lifeguard services, which means no one under 18 can visit without an adult present. Once Fayette County Public Schools adjourn for the school year the pool will be staffed with a lifeguard. Pool passes will be distributed to members the week of May 19. The Association will be purchasing new tables for the pool deck this year and repainting the curbs in front of the Recreation Center.

New TV: The television in the exercise room has not been providing consistent service for residents. Jorge has purchased a new TV for the room and is also working with the cable provider to improve service.

Easter Egg Hunt: The annual Easter Egg Hunt will be held Saturday, April 12 at 11 a.m. for children 10 years old and younger. Children will hunt for candy-filled eggs, have refreshments and be eligible for prizes if they find special eggs. The Easter Bunny will also be available for photos.

Yard Sale: The spring neighborhood yard sale will be held Saturday, May 17. The Association will promote the event through ads, signs and via the website.

Project Updates: The winter weather delayed the completion of the new railing on the steps leading to the tennis courts but that project will be completed in the next few weeks. New entrance signage is also scheduled for completion by early May.

MINUTES
Board Meeting
Rabbit Run Homeowner's Association
March 24, 2014



Detention Basin: A resident inquired about another property owner establishing a backyard garden near a detention basin/creek. The resident was concerned that run-off from the garden would make its way into the creek. Jorge did contact the LFUCG Division of Environmental Quality to double-check city ordinances. The LFUCG has no concerns about the garden at this time but does recommend two to three feet of grass between a garden and a creek or other waterway.

With no further business Billy motioned for adjournment and Richard seconded the motion. The meeting adjourned at 7 p.m.

Respectfully submitted,

Susan Lancho
Lancho Management Group