



MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
October 24, 2016

Board Members Present: Gordon Doyle, Bob Simpson, Richard Potts, John Elias, Linda Bunting, Don Vittetow

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Billy Smith, Patrice Daniels, Michelle Fultz, Scott Gropitch, Toby Jenkins, L. Rister, Rosemary Beyert, Bob Beyert, Wendi Smith, Daisy Richardson, Matt Hall, Chad Burton, Matt Cross.

President John Elias called the meeting to order at 6:30 p.m.

The minutes were approved from the September meeting and have been posted on the website.

Jorge distributed ballots for board election. Gordon Doyle and Richard Potts agreed to seek another term, and Scott Gropitch had submitted his name for the board. Gordon and Richard were re-elected and Scott Gropitch has been elected as a new board member.

Financials

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Outstanding dues balances total \$23,825. Four homes are in foreclosure, one in bankruptcy. Late fees have been applied and liens have been placed on these properties.

Dues invoices have been mailed and a reminder e-blast has been sent.

Recreation center rental revenue is up \$555 year to year, with four more rentals than last year.

New/Old Business

Two flags (U.S. and Kentucky) outside have been replaced on flagpoles at the recreation center.

Gazebo fans have been purchased for the pool area. One of the two has been installed, with the other scheduled for installation. The remainder of the project will be completed the first two weeks of November. (This has been completed.)

An electrician will be installing new lights around the pool area where needed. The remainder of the project will be completed the first two weeks of November. (This project was completed.)

Playground replacement parts have been received and will be installed this week. (This has been completed.)

The new Rabbit Run Facebook page will be launched in November.

Feedback has been received from Councilmember Amanda Bledsoe's office re: the promotional sign for the Villages of Rabbit Run. Upon further investigation her office determined that the sign may remain until the development is completely constructed.

Jorge reported that the Association's attorney responded to his inquiry about the process for increasing dues, if that is something that the board ultimately wishes to pursue. Our attorney advised that the board would be required to notify residents at least 60 days before the desired implementation of a dues increase. (It must be done concurrent with a new fiscal year, which is November 1). Within 30 days of notification, any member objecting to the increase would need to advise the board of his or her objection, and develop a petition to share with other residents. At least 10 percent of the Association membership would need to sign the petition



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objecting to a dues increase. If the petition was successful, the board would need to call a special meeting re: the issue, and a special vote of all membership would be held. At least 51 percent of membership households would need to vote "no" for increasing dues in order for no increase to occur. If a "no dues increase" vote was successful, the board would need to manage the Association according to current dues revenue, making reductions in expenses/amenities, if necessary.

The walkway and sidewalk repairs scheduled for areas in front of the Recreation Center are to occur the week of October 24. (This project was completed.)

The scheduled tile work in the pool area will begin in the next two weeks. (This has been completed.)

Bids have been received for tree removal in the areas by the Villages of Rabbit Run and a successful bidder has been identified. Gordon made a motion to proceed with tree removal, and Linda seconded the motion. The motion carried unanimously. (This work has been completed.)

Visit with Santa is scheduled for Dec. 4 from 2 to 4 p.m. at the recreation center. The event has been advertised in the newsletter and will continue to be promoted via website, e-blasts, etc.

The board opened the meeting to residents in attendance for questions and comments:

A resident asked what prompted discussion at the last meeting re: a dues increase. She was advised that another resident had mentioned a possible dues increase at the September meeting to pay for more amenities or enhance current amenities. The board had not been considering a dues increase.

A resident provided feedback re: the playground structures' longevity and suggested considering metal structures in the future as he believes that, although much more expensive, will last longer.

A resident had several follow-up questions regarding items that were discussed in the previous board meeting. The first item was regarding the fencing around the pool. Jorge advised that he has met with fence companies and is awaiting bids to be received on fence repairs or replacement. The second item was regarding the coping wrap around the pool. Previous bids from last year indicated much higher replacement costs but this year's estimates are significantly lower – in the area of \$8,500 to \$10,000 range. Jorge is still looking for other options. A second item was regarding the tennis court fence key reader. Jorge advised that he was still waiting for a new bid with a lower number of initial key purchases along with the new reader, so no new information was available. (The board received the updated quote subsequent to the meeting and has voted via email to move forward with the installation of the new key readers on the tennis court fence and the recreation center front door. This project will start the first week of December.)

A resident had questions re: pool operations and general management of the grounds and facilities, including inspections, chain of command for reporting issues and communicating with the board, etc.

One resident stated that the slide close to the tennis courts was broken. Jorge inspected the slide and confirmed with a playground equipment vendor that the slide could not be repaired. Jorge put caution tape around the structure and is making plans to have it removed. (The structure has been removed.)

One resident suggested that in order to further enhance communications re: Rabbit Run projects, a project tracking section be added to the website so that all members can stay apprised of the schedule for improvements to the center, new purchases, etc.



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One resident recommended that, given the rash of car break-ins, etc, that have occurred throughout Lexington the past year, including Rabbit Run, an invitation be extended to the police department to speak at an upcoming board meeting re: neighborhood safety.

With there being no further business, Richard made a motion to adjourn the meeting and Linda seconded the motion. The motion carried unanimously. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group