

MINUTES
Annual Board Meeting
Rabbit Run Homeowner's Association
September 26, 2016



Board Members Present: Bob Simpson, Richard Potts, John Elias, Linda Bunting

Others Present: Jorge Lancho, Susan Lancho, Clare Frost, Rosemary and Bob Beyert, Donna Moloney, Jill and Chad Burton, Scott and Angie Grospitch, Jackie Seltsam, Dan Geiger, Lauren Rister, Ruth Cross, Matt Hall, JB and Hannah Blanton, Robert Webb, Kerri Ashurst, Billy Noble

President John Elias was delayed so Bob Simpson called the meeting to order at 6:40 p.m.

The minutes were approved from the August meeting and will be posted on the website.

Financials

The financial reports were reviewed, including collection information, monthly reports, recreation center rental information and bills to be paid. Outstanding dues balances total \$23,465. Late fees have been applied and liens have been placed on these properties.

Recreation center rental revenue is up \$170 year to year.

New/Old Business

Visit with Santa: The annual Visit with Santa event will be held on Sunday, December 4, from 2 to 4 p.m. Once again, Santa and Mrs. Claus will be on hand for photos.

Playground: Jorge reported that as discussed, the small playground set had been removed from the grounds due to its declining condition. He is researching options to replace this set, and has ordered replacement parts for components of the larger set that have been damaged and/or marked with graffiti.

Tennis Court: Jorge gave an update on the proposed new key reader for the tennis courts and recreation center, which will require a gradual transition process to a new system if that is what the board chooses to do.

Kitchen Update: A new refrigerator has been installed in the recreation center kitchen to replace the old one.

Board Membership: Jorge reminded those in attendance that board members for the next fiscal year will be elected at the October meeting (the new fiscal year begins November 1). Anyone interested in submitting a nomination for a board position should contact Jorge before the next board meeting on October 24.

Current Projects: The board voted via email to repair portions of the sidewalk along the property at the clubhouse and the entrance to the clubhouse. They board also approved the tile project for the pool area that was discussed in early summer. This project had been on hold until the pool season concluded. These projects will begin the week of October 24.

Resident/Membership Feedback: Some residents in attendance at the meeting provided ideas for, and feedback about, Rabbit Run for board consideration. Feedback included:

- Enhancing the current membership communications to include a neighborhood Facebook page. *(Current communications include printed newsletters, website, e-blasts, signage and postings at recreation center. Some in attendance said they receive the printed newsletter but do not read it, others do not receive the emails because they stated they get too many emails, while others prefer emails. Some said Facebook would allow for quicker communications, and that they prefer not to receive information by email. Jorge & Susan are looking into the best options to present to the board for initiating a Facebook page, etc.)*
- Making additional improvements to pool area, including fencing. *(This is in process.)*

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- Possibly considering raising dues to allow for more significant improvement projects, such as pool expansion.
- Adding a gazebo area at the playground and reviewing the playground features overall to see if other improvements can be made, such as purchasing metal versus wooden structures. *(This review is already in process.)*
- Placing a sign at the playground area advising that it closes at dark.
- Installing cameras in the playground to deter vandalism, etc., at the playground. *(Jorge advised that we have researched this previously and that, in order to have greater success seeing images on recordings, it was advised that lighting should be installed in the playground area if cameras were installed. The lighting was of concern to neighbors adjacent to the playground.)*
- Improving communication re: pool operations and pool area *(Jorge advised that, as previously communicated to Rabbit Run residents, any feedback about the pool operation or area is always encouraged. It's ideal for residents to not only share info with the pool company, but also with Jorge by email, etc., so that he can follow up with the pool company. One resident indicated that there were a few issues shared with lifeguards that were never addressed. Jorge was unaware of these issues and pool company management has indicated they were unaware of them. They have been addressed since this meeting and a review of how to improve this communications process is underway.)*
- Hosting more gatherings at the recreation center for Rabbit Run adults only.
- Addressing barking dogs in the neighborhood. Jorge advised residents that the best action for this issue is to call LexCall at 311 and file a formal complaint. As an Association, we can also follow up with a letter, but the city has more enforcement power re: this issue.
- Should Rabbit Run try to have fundraisers to get special projects funded? *(The Association has successfully applied for and received small community grants from local government in the past for playground improvements, etc.)*
- Removing the promotional sign that advertises the Villages of Rabbit Run at the corner of Fort Harrods Drive and Harrodsburg Road. *(The Association has made numerous appeals to local government regarding this sign with no success, but followed up again with LexCall as well as the 10th District council office. Councilmember Bledsoe's office conducted more research into this issue and has learned that it is permissible for the sign to remain until the development is completed.)*

All of the constructive feedback provided at the meeting was to be reviewed by the board to determine any next steps.

With there being no further business, John made a motion to adjourn the meeting and Richard seconded the motion. The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Jorge and Susan Lancho
Lancho Management Group