

**MEETING OF THE BOARD OF BOARD OF DIRECTORS  
OF THE HORSEMEN'S RUN COMMUNITY ASSOCIATION, INC. ("HRCA")  
OCTOBER 11, 2006**

The meeting of the Board of Directors was called to order at 7:01 p.m. Present were Dennis Davenport, Cleo Young, Ross King and sitting in for the Recording Secretary, Sharon Kuykendall. Present also were Bill Fountain, Barry Hess and Pam Garrett. The meeting took place at the residence of Dennis Davenport, 110 Reynolds Place.

**Approval of Minutes**

Minutes were reviewed from the September 6, 2006 meeting. **On motion by Dennis Davenport to approve the minutes as presented, seconded by Ross King, the motion passed unanimously.**

**Financial Report**

Budget – The Budget Report was distributed. All projections are in line. The current bank balance is \$33,912.99.

**Old Business**

Priority List of Maintenance Issues – A priority list was compiled by the Board. The three main items for this month are as follows: Sprinkler System – call to Arrow Landscape to obtain the estimate for the repair costs to sprinkler system. Four Seasons Park benches – Call to have benches in the park redone. Pool & Tennis Court – Have locks on the pool and tennis courts re-keyed to the same key and additional keys made. Dennis to get turnover documents from developer's attorney. **Motion by Ross King to have work started on pool and tennis court locks, seconded by Cleo Young, the motion to approve this project passed unanimously.**

Website – Steve Watson – Pam Garrett will add language in her (social) newsletter to encourage residents to sign-up on website ([www.horsemensrun.org](http://www.horsemensrun.org)) for communications and feedback including interested persons for chairing communications to help with the website.

Variance Request – Bill Daniels, 400 Denton Circle. This request was deferred to the end of the meeting in case Mr. Daniels came in late. Mr. Daniels was not present at meeting. Prior to comments from residents, Dennis briefed the Board on his conversation with Fayette County and the issue of the fence height. The issue remains unresolved. Dennis will send a letter to Mr. Daniels prior to the next meeting discussing the issues which are of concern to the Board. **Motion by Dennis Davenport to defer this request until November 8, 2006 meeting, seconded by Ross King, the motion to continue was passed unanimously.**

High Water Bill – Discussion deferred to November 8, 2006 meeting, to allow for time in obtaining the repair bill from Arrow Landscaping.

Residential Modification Request – Joe and Melody White, 105 Reynolds Place. Request for Redwood Playset in backyard. Project was deferred until the October meeting pending additional information. ARC has received additional information and recommends approval. **On motion by Dennis Davenport to approve this request, seconded by Ross King, the motion passed unanimously.**

Residential Modification Request – Chris Chitwood, 410 Denton Circle. Barry Hess (ARC) will take a Request for Modification form to the residence in order to have a permanent record of the addition to the house. **On motion by Cleo Young to approve this request, seconded by Dennis Davenport, the motion passed unanimously.**

### **New Business**

Approval of Ballots – Ballots to be sent out to include three items: 1) Voting for three candidates to fill expired terms of the current Board of Directors; 2) Proposed Amendment for Covenants to require resales to pay an Initiation Fee; and 3) Proposed Amendment to Bylaws to reflect five members for the Board of Directors.

Residential Modification Request – Jason and Maggie Walls, 420 Fitzgerald Lane. Request for approval of fence in backyard. ARC reviewed request and recommends approval. **On motion by Dennis Davenport to approve request, seconded by Ross King, the motion passed unanimously.**

Use of Motorized Vehicles – Communication regarding the use of motorized vehicles and signage has been deferred until November 8, 2006 meeting.

### **Committee Update**

Architectural Review Committee – Barry Hess. A Modification Request form was delivered to the Real Estate office for new resident on Addison.

Pool Maintenance Committee – Bill Fountain. The Board reviewed three quotes from contractors for pool resurfacing submitted by Bill Fountain. **Motion by Ross King to accept quote from RW Pool Service in the amount of \$6,900 and begin work immediately, seconded by Dennis Davenport, the motion passed unanimously.**

Communications – Need to identify a new Chair for this committee to go into flyer.

Social – Pam Garrett. Halloween Events and dates were set. We will have Trunk or Treat around Four Seasons Park on Saturday, October 28<sup>th</sup>. Traditional Trick or Treat at your home on October 31st. A note will be added to this month's flyer for residents to be aware of not parking on the grass during Trunk or Treat in the park due to damage to the sprinkler system. The Annual Progressive Christmas Party will be December 9<sup>th</sup>. Three volunteers are needed to open their homes for guests. There is now an active Book Club which meets the first Tuesday of the Month.

**Comments from Residents** – There were no comments from residents.

### **Reports and Announcements**

Scheduled of Meetings – The next meeting of the Board of Directors will be Wednesday, November 8, 2006 at 7:00 p.m., at the home of Cleo Young, 105 Compton Drive. Please note this meeting was originally scheduled for November 1, 2006.

The meeting of the Board of Directors was adjourned at 8:40 p.m.