

Runaway Bay Transition Advisory Committee
Meeting Minutes
January 25, 2004 Meeting

The Runaway Bay TAC met at the home of President, Roger Winters, on Sun. Jan. 25th. Attending with Roger were Vice President, Mike Lobue; Treasurer, Jane Long; Secretary, Karen Bragg; and on conference call – Non-resident representative and Webmaster, Jim Slagle.

The first item of business was the Treasurer's report presented by Jane Long who stated that she had received a donation of \$100 for the treasury bringing the current balance to \$1585. Jane discussed the fact that we are considering a management company and how such a group would handle the treasury. A response from Jim explained that incoming checks would be deposited via a lock box method and that a management company would be responsible for completing any government filings necessary to the Association as well as enforcing dues payments. This option is open to further discussion.

Jane also presented information regarding the "Neighborhood Watch" meeting scheduled for 1/26/04 at 3:30pm. A Campbell County police officer will present their program, and bring signs ranging from \$1 to \$16 that are available for purchase. These signs are less expensive when purchased through the County. Jane suggested strategic locations for signs to be erected, such as both sides of the entrance and near the Pavilion. This discussion will continue at the meeting with the police. Roger noted that he had spoken with two of the current builders who will be willing to help the Neighborhood Watch program with expenses or erecting posts/signs.

Karen Bragg, Secretary reported that the next information mailing was being prepared and that the letters would be sent to property owners during the week of 26 January. Karen addresses and applies postage to the envelopes and the letter and enclosures are reproduced at the best of three quotes in order to keep TAC costs low since the limited treasury is needed for legal and other expenses.

Karen also reported that she has been researching documentation at the Campbell and Bedford County Clerks offices in order to be sure that all Runaway Bay development phases (sections) and amendments to the development have been recorded, this is a task that will be ongoing for the next several weeks.

Karen had spoken with Security Alarm company vendors, one vendor was supposed to fax a quote, but did not and one vendor is to meet with us regarding security options on Monday 1/26/04.

Roger discussed speaking with a law firm and noted that James Richards (Petty, Livingston, Dawson and Richards) is very interest in reviewing and advising us during and after our transition. Roger is to set a meeting for the TAC to meet and present our issues to Mr. Richards.

Roger discussed an issue that was submitted by a property owner in Phase XVI concerning the single lane road off Clear Pointe to the interior lots. After reviewing the documents provided as well as maps on hand, and a brief discussion with River Oaks, it was concluded that the road is an "Easement road" crossing through several property owner lots. River Oaks does not consider it a normal traffic road but simply an easement crossing the lots. We could only advise the owner to contact River Oaks on any further discussion.

Jim Slagle, Webmaster reported that he had made some adjustments to the Website and that he had correspondence with a Website in Texas with a similar name. The person that he spoke with was impressed with our nature section and is now trying set up a similar section at their site.

Mike Lobue, Vice President reported that he has been researching Auditing firms and will make calls to set a meeting with his selections after the meeting with the River Oaks representative.

Mike has also been speaking with local vendors on the possibility of stocking the Carolina Mailboxes/Carolina Mailboxes style at their stores. These talks are still in progress.

Roger stated he called this TAC meeting to prepare for a meeting on 4 February with Mr. Amon McCormick of River Oaks. Roger discussed the issues that we are to present to Mr. McCormick. We reviewed our "Items for Discussion" list that included numerous questions and documents we will request from River Oaks, as well as the "List of Outstanding Issues, aka -Punch List" that we have prepared. The results of this upcoming meeting will determine how we will proceed with our preparation for the transition. Roger will fax the lists to Mr. McCormick prior to the meeting.

Jim took the task of investigating Management Groups that might be interested in our development. He will be looking for a group close enough that they will be able to access our community easily.

Since the last TAC meeting members toured the community to review the "Punch List" items and to determine the current status of each item on the list. These items and status will be included in the planned mailing to property owners. This board is doing all that it can to assure a transition that will be in the best interest of all property owners of Runaway Bay.

The next TAC meeting is dependent on issues arising from the meeting with River Oaks but the TAC has decided it probably needs to meet more often than monthly.

Roger adjourned the meeting.

Respectively Submitted,
Karen Bragg, Secretary

