

**Runaway Bay Transition Advisory Meeting with Legal Counsel
On February 9, 2004**

Members of TAC met with Mr. James Richards, a lawyer with the firm of Petty, Livingston, Dawson and Richards on Monday 2/09/04 to discuss the upcoming HOA transition with River Oaks. The meeting was set to investigate the firm's interest in handling our legal issues and willingness to advise us on appropriate actions to take, as well as to decide if the TAC agreed that we felt comfortable with this firm.

After some basic questions and general discussion, Roger asked Mr. Richards if he would be interested in being retained by our Transition Advisory Committee (TAC) and he said he was definitely interested. Roger polled us as well and we unanimously agreed that we would work together on this endeavor.

The discussion covered several areas, the main ones being the ownership and maintenance responsibility for the common docks, and the maintenance responsibility for a paved easement that runs through several properties and comes out on Clear Pointe. Also discussed was our concern over a dirt road off of Mt. Airy that allows access into our development that we didn't know about until recently. We discussed what documentation the TAC would supply Mr. Richards, what items Mr. Richards would review, and approximately how much time, effort and cost he believed would be necessary for his initial review of these documents and his legal advise on these items.

We felt that we received a good deal of information from Mr. Richards and we supplied a good deal of introductory information. The initial meeting was pro bono and the consensus was that we would send Mr. Richards a letter outlining those areas we wanted him to review and provide legal counsel. Included in the package we would send Mr. Richards would be all plats, Covenant, Conditions and Restrictions, and other background information. The letter would contain a stipulation that the lawyer could not exceed the initial deposit amount without first obtaining written approval from Mr. Winters and Mr. Lobue along with the necessary additional funding. The initial retainer/deposit fee of \$1000 would be included with the letter to Mr. Richards. The meeting adjourned and the TAC team went to work gathering the necessary documentation and preparing the letter and check to send to Mr. Richards. Our goal is to have everything to him by 23 February 2004.

Respectively Submitted by,

Karen Bragg, TAC Secretary