

The Runaway Transition Advisory Committee (TAC) hosted a meeting for property owners on Saturday, 20 March 2004 at 2 p.m. in the Leesville UMC education building. The TAC posted the meeting notice and agenda on the website and emailed the notice and agenda to the property owners prior to the meeting. The purpose of the meeting was to advise Runaway property owners of the progress that we have made since the inception of our team in November 2003. You will find the Agenda with the basic commentary listed below. The minutes are composed of questions and answers discussed during the presentation. The TAC felt that the meeting was beneficial to those attending and we are currently following up on issues still not completed. The TAC urges anyone, who possibly can, to attend the 8 April Transition meeting which will be conducted by River Oaks Development and also urge you to submit your Proxy/Attendance sheet to River Oaks by March 30th. We must have a sufficient number of property owners to either attend the meeting in person or to select a proxy to establish the quorum required to conclude the meeting on 4/8/04.

Below are the questions and answers presented during the meeting:

Question: Is the “punch list” on the Website?

Answer : Yes, it is currently on the site and will continue to be updated as items are completed.

Question: Has Bedford County been advised of the “Neighborhood Watch Program” that has been initiated by the homeowners with the assistance of the Campbell County Sheriff's office?

Answer: No, not to this date, it probably is not necessary for the 4 lots in that county, however, as a courtesy it will be addressed by the TAC to avoid any issues later.

Question: Can we as property owners represent our fellow property owners as “Proxy” in the elections on 4/8/04?

Answer: We will send a request for clarification to River Oaks, this is assumed doable.

Answer from River Oaks: In regards to Section B of the proxy form:
Section B appoints Amon McCormack (only) to represent you and cast your votes for
The nominees you have already chosen (checked off) in Section B to serve on the
Board. (In other words, he cannot just vote for anyone that he wantsonly the
nominees that you have chosen).

You may appoint anyone that you want in Section C - - or appoint “no-one”.

Question: Since the letter from the TAC lawyer indicates that the common docks excluding the boat launch docks and the easements on certain lots accessed from Mt. Airy Rd. are not under the responsibility of the Homeowner Association - - have the property owners affected been notified?

Answer: The TAC has not notified the property owners, we feel that this is an issue that should be addressed by River Oaks, since they indicated to most of the owners that responsibility would be designated to the HOA. This posted response is our notification to those property owners of the legal opinion of the lawyer hired by the TAC based on the information that the TAC provided..

Question: What is the status of the VDOT roads and how will the repair and snow removal be handled?

Answer: River Oaks is still working with VDOT to determine if there is an flexibility in requirement that there be three houses on a street before VDOT will take it over. Currently only those listed with county numbered roads would receive snow removal and maintenance. (See presentation for street names). If the exception cannot be obtained, the board should consider hiring a contractor to plow streets to allow ingress/egress by residents and contractors.

Question: Can we close off the county road, Starlite Hollow, that connects to Peninsula Pointe?

Answer: At the time of development approximately five years ago, River Oaks petitioned the Campbell County Board to close this road. At that time the petition was denied. Once the transition is made the board should resubmit the petition to see if County is willing to change this policy. If this cannot be done, a board approved security system would most likely require a camera at the main entrance and at this connecting road as well.

Question: What is the status of current property owners who may be delinquent on HOA dues and have liens been placed on the properties? How will the money be collected? What can be enforced?

Answer: River Oaks will turn over the information to the elected board on 8 April, only the board will have knowledge of those with attachments. After April 8th, it will be the board who has to work with the property owners to collect the back monies. The board can consider restricting usage of the pavilion, boat storage, and boat launch to those in arrears. If liens have not been placed the board can place liens on the property so that it cannot be sold until the dues have been paid. Interest and penalties can also be assessed.

Question: Will there be an Audit group or will the board handle the review?

Answer: Requests for Proposals have been submitted to CPA firms in the area, we are waiting on responses; the selected firm will audit the HOA books after transition to the property owner run HOA..

Question: Will the board hire a management group for the association?

Answer: The TAC has asked our legal counsel speak with firms that might be interested, to this point we have not had responses. This will be an issue for board discussion following the transition.

Question: How much lawn care maintenance will VDOT provide?

Answer: VDOT will cut grassy area after reaching three feet high. Therefore, the HOA should continue contracting a lawn care company.

Other issues and comments:

TAC Input: (Roger Winters)

There is a subdivision named ViewPointe, consisting of five lots, which is located at the end of Peninsula Pointe. The board should consider asking property owners to vote on annexing these lots. A positive point is that the covenants, conditions, and restrictions for ViewPointe were

taken from those of our development . An annexation would require a vote by the property owners of that subdivision and of Runaway Bay property owners. It was also noted that there are five more lots on that road that possibly might be added. Benefits for Runaway Bay would be extra revenue from the annual dues Benefits for those annexed properties would be the use of the amenities of our development as well as participating in HOA meetings, discussions, and activities.

A property owner (Jan Parry):

A reminder that even though we have concerns regarding architectural designs, we must not lose focus on the issues of the lake cleanup.

Follow-up to the lake issue (Stan Goldsmith, Pres. Leesville Lake Association - LVL)

We will have a LVL Lake Cleanup Day on Saturday, 5/22/04. We hope every property owner and/or boat owner who is here that weekend will participate in removing debris from our lake.

A property owner: (Steve Richter)

We should consider adding snow removal to the contract with our landscape contractor. The landscaper contractor currently removes fallen trees as part of the service.

Side Note to Current Home Owners and to Those with Homes Under Construction:

John Banyi, Neighborhood Coordinator has packets to distribute regarding ways to protect your property. He also, can obtain extra signs to be posted on your docks indicating that you are participating in the "Neighborhood Watch". Please contact John via E-mail at jbanyi@aol.com.

Respectfully Submitted by,
Karen Bragg, TAC Secretary

