

Runaway Bay Homeowner's Association, Inc.

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Runaway Bay Board of Directors Meeting

January 7, 2006

The January meeting of the Runaway Bay Homeowner's Association meeting was called to order by Vice President, Mike Lobue sitting in for President, Roger Winters. Mike opened the meeting by welcoming the members attending and introduced the board members present.

Mike reviewed the Special Budget Meeting on December 1, 2005 in which the board approved the 2006 Dues and Budget Resolutions. The Association dues for 2006 are \$390, which is an increase of 9.6% over 2005 dues. Association dues are due and payable on January 31, 2006. A late fee of \$25 will be assessed on dues not paid before March 1, 2006.

Mike asked if there were any changes or additions to the October 1, 2005 meeting minutes. Hearing none, he asked for a motion to approve the October 1 minutes. Bill Wallace moved to approve the minutes and Karen Bragg seconded the motion. The minutes were approved as drafted.

Mike asked if there were any changes or additions to the December 1, 2005 meeting minutes. Hearing none, he asked for a motion to approve the December 1 minutes. Bill Wallace moved to approve the minutes and Stan Goldsmith seconded the motion. The minutes were approved as drafted.

Mike opened the floor to the membership for discussion:

Bill Wither, a property owner residing near the ClearPointe Pond ask for and received HOA board approval to remove the fishing sign by the pond and place shrubs in that area. Bill Wither also stated that he would request approval from the board to paint the spillway wall at the pond a neutral color. He asked for an update on the status of VDOT taking over Clear Pointe Rd. Mike deferred that discussion until the Grounds and Maintenance Committee report.

Karen Skillman, a full time resident, reported that she had been able to receive a reduction in her homeowner's insurance since the community cisterns and dry hydrant were completed in the development. This is something for all homeowners to look into.

Mike then closed the "Open Forum" and began the Board and Committee Reports.

Secretary, Karen Bragg asked those attending to register on the sign in sheet and to remember to send residential and e-mail address changes to the Property Owner Services Manager. Minutes will be sent in draft form and approved at the next board meeting.

Mike Lobue, VP and Treasurer reported that as of November 30, 2005, the Association had an Operating Fund Balance of \$90,502 and a Reserve Fund Balance of \$24,684. An additional \$20,000 will be transferred from the Operating Fund to the Reserve Fund in 2006. Mike also noted that we have two property owners still in arrears from prior years. The Association will likely have to begin no judicial foreclosure proceedings on one of those property owners.

Jan Parry asked if there was a guideline on the reserve fund and who manages the fund. Mike stated that Mason and Mason prepared a schedule of how much we need and how much is added each year. The board manages the fund and it is currently invested in U.S. Treasury Bills, which currently yield about 4%. According to the Association Investment Policy Resolution, authorized investments are those that are in accordance with the Virginia Property Owners' Association Act and that are obligations of, or fully guaranteed by, the U.S. Government.

Stan Goldsmith inquired if Runaway Bay was a member of ALAC (Association of Lake Area Communities). Mike replied that we are members in good standing ALAC.

Bill Wallace, Architectural Review Committee Chair reported that there are currently 10 homes under construction and three plans have been reviewed since the last board meeting. In all nine homes were reviewed in 2005. Eighteen violations have been settled since 2004.

Grounds and Maintenance Committee Chair, George Lacombe, began by addressing the State Road requirements previously mentioned. George stated that our HOA received notification from VDOT that there are several items which must be addressed and the board in turn sent information to River Oaks who oversaw the initial work done on the roads. To date, River Oaks has not responded to our request for help in this matter.

Mike added that we have leverage over River Oaks as Campbell County has a \$125,000 road bond which will not be refunded to River Oaks until the work is completed. When asked by Sam Skillman if \$125,000 was sufficient to complete the work necessary for VDOT to take over the roads, Mike responded that we do not know if the \$125K is sufficient. Stan Goldsmith asked if we sent a letter to the County Board of Supervisors and are we able to prioritize completion of the roads? Mike responded that we have verbally discussed this with our County Supervisor and at a joint County/VDOT hearing, the Campbell County Administrator verbally acknowledged that that County was working the issue. We are not sure if we can complete the necessary work on individual roads and turn them over to VDOT or if all of the work must be done before VDOT will take over any additional roads.

George noted that in the letter items to be addressed include installation of some guardrails, ditch line adjustments, moving of some Southside Electric and Sprint utility boxes.

Several residents had questions on the mailboxes mentioned by VDOT and what is to be done to make adjustments per VDOT and Postal regulations. What happens if we do not get River Oaks to resolve this issue? How many streets are affected? George stated that these are all questions that the board and committees will have to address. The Association plans to meet with the County and VDOT to resolve these issues as quickly as possible.

George stated that River Oaks has not responded to the Association request to install a liner in the pond near the Pavilion as they said they would. (Note: River Oaks requested we wait until summer to see if the Pond would continue to hold water as they often seal themselves over time but they assured us they would purchase the pond liner if it did not retain water). There had been discussions on whether to keep the pond or not since the pond becomes dry in the summer. George stated that he felt the pond was valuable since a substantial amount of precipitation runoff is funneled through it.

We have approximately 48 fallen trees on the community right of ways from the ice storm in December and are getting quotes from vendors to cut and stack the debris. Mary Wither added that someone is cutting trees at the Clear Pointe Pond. The Board had no knowledge of anyone assigned to work there. Jan Parry asked if the saplings will remain around the Pond and noted that they could in fact stabilize the pond. That issue is open to discussion within the G&M committee.

George received questions on mowing around the Pavilion and walking trail. He stated that this area had been mowed late in 2005 and will continue to be mowed in 2006. He noted that 2006 mowing will not be done as often this year to accommodate the budget.

Runaway Bay has a large number of “forced main sewer lines” that run from lots that do not perc to off site septic fields. Recently, several of these sewer lines were severed by Southside Electric when it was running electric service to a house under construction. Miss Utility will not mark the sewer lines since they are private rather than public utility lines. The board and the Grounds & Maintenance Committee are working on a solution to the problem. The board will also ask the Association attorney for an opinion on who is responsible for repairing and maintaining these sewer lines. The property owners will be advised when the issue is resolved.

Tom Dempsey, a member of the Safety and Security Committee, reported that lock combination changes at the Boat Launch and Community Storage areas had been done on December 1, 2005. Anyone needing access can call our Property Manager, Julie Moore at 434-309-1727, Monday – Friday from 9-5. If you have not done so already, please obtain a vehicle registration from the website (<http://runawaybayhoa.org/>) and send it to Julie before you store a boat or trailer in the storage lot. Julie has to have your

information on record in order for you to receive the combinations. We urge property owners to not give out this information.

Tom noted that this past quarter there were no Neighborhood Watch incidents, which may be an indication of a successful NHW program. We have 10 patrol families and the patrollers are providing information on safety as well as issues such as fallen trees. Tom asked that any changes in homeowner routines be given to the NHW so that homes are patrolled accordingly.

Other S&S issues presented by Tom were that Terry Stelle and Mike Lobue are taking classes on Community Emergency Response and Terry will take the lead on this once he has completed them. Karen Bragg is working with Gerry Caprario of the Leesville Power Squadron to find certified instructors to educate and certify Runaway Boat owners who wish to take the course. Getting this certificate is similar to having a driver's license on the highway. There will be more information on both of these projects once we have them in place.

Fred Bragg thanked the HOA board for letting him report on the Runaway Bay Boat Slip Owners issue. This issue is still open and going slowly. This issue concerns the property owners whose property abuts the multislip docks. He learned that not all of the property owners involved have received the packages that require signatures. Fred is resending the e-mail information as it comes to him from property owners to members of the River Oaks staff. He received an update from Richard Jenet, who spearheaded the project to get River Oaks to deed the slips over to the property owners. Richard has spoken with Amon McCormick of River Oaks who had sent six packages in the past week; but there are still folks reporting that they do not have the documentation from River Oaks or their attorney. Amon mentioned that these docks should have a useful life of 30 years.

Mike Lobue then took the floor again to mention other issues. Mike and HOA President, Roger Winters, presented a petition and made a statement to the Campbell County Board of Supervisors and VDOT to ask that the two secondary roads leading to our development (Chellis Ford and Mt. Airy) be maintained and improved as part of the County's budget and six year plan. Hopefully this petition will keep us on the County "radar" screen and these roads will be included in the county roadway six year plan.

Mike reminded each of us that property sellers are required by Virginia law to request a Disclosure package from the Association and give it to the buyer before closing. Sam Skillman added that a sale can/may be cancelled by the buyer if he does not have this package by the closing date. This package is advantageous to both parties.

The next quarterly meeting will be April 1, 2006 when the Annual Elections will be held. The current board urges all property owners to consider submitting your name for consideration for nomination to the board or to be willing to join a committee. Nomination form will be sent soon for your input.

The other quarterly meetings will be held July 1 and October 7. Please mark these dates

on your calendar.

Sam Skillman, Vice President of the Leesville Lake Association, asked to speak on the progress of the lake cleanup project. Sam noted that presentations to the three surrounding counties' Boards of Supervisors and AEP, on the need for lake cleanup, resulted in donations of \$25,000 to be used for the project. Work was done by lake resident volunteers who put in 300 person-hours and pulled/pushed with barges approximately 600 cubic yards of debris. A contract company then removed the debris. LVL is planning on repeating this process again in the spring. Runaway Bay will continue to aid in this ongoing project.

Mike Lobue, Vice President adjourned the meeting.

Submitted by,
Karen Bragg, Secretary