

Runaway Bay HOA Board Meeting
Minutes
6 Nov 2004

The President, Roger Winters, called the Fall General Meeting of the Runaway Bay Home Owners Association, Inc. to order. Roger welcomed the property owners who attended and introduced the Board members who were present; those members were Mike Lobue, Vice President/Treasurer and Karen Bragg, Secretary. Roger noted that he would introduce the committees as they presented their reports.

Roger opened the floor to the Open Membership Forum where property owners could speak on issues that they might have. Those discussions were:

Dorsey Harrison asked for a status on her request to build a carport instead of a garage during the construction of her home. Roger replied that the board had not received a formal proposal by the Architectural Review Committee, but once it was brought up in a board work session this issue would be discussed.

Jan Parry asked when the new boat storage and boat launch lock combinations would be available. Roger answered that George Lacombe, Chair of the Grounds and Maintenance committee would change the combinations on December 1, but that the combination would probably be available before that date. Once this information is available, we will advise via the Website <http://runawaybayhoa.org> that property owners may call the Property Owner Services Manager at (434-309-1727) to obtain the new combinations.

At this time Roger closed the Open Membership Forum as no further discussion was presented.

The News and Information segment was then presented to the property owners.

Roger addressed the Lock Combination issue covering both the Boat Launch and Boat Storage Combinations, both will be changed December 1, 2004. Combinations are changed yearly but this year the process for changing them and obtaining the combinations will be different. This is being done because there have been too many cases where folks have forgotten to relock and spin the combination on the Boat Launch lock which leads to the possibility that others who may not be property owners can become aware of the combination. We are working to provide as much security as possible for the property owners. You must provide certain identifying information when you call to obtain the boat launch combination from the HOA Property Services Manager. (434-309-1727).

Roger discussed the new HOA Boat/RV Storage registration requirement. Vehicle information must be supplied to Karen Bragg via our Vehicle Registration Form prior to requesting the combination. That form is included at the end of the minutes and will be posted on the Website. Once you provide the information on the property you have or plan to have in the Boat/RV lot, and the combination is available (by 1 Dec 2004 at the latest) you may call the HOA Property Manager to obtain the combination. (434-309-1727)

Other issues regarding the Boat Launch: we are requesting that you don't park cars or cars with trailer close to the boat launch turn around area, park further up the hill. Folks with large boats or less experience backing up boat trailers need room to swing around in front of the overlook deck to begin backing down to the ramp. Please always check to be sure that you locked the boat launch lock/gate after launching and spin the combination.

The HOA Web site now provides a service to property owners and or their realty agents to list "Property For Sale" in Runaway Bay on our web site. Roger noted that there are three properties listed on the site at this time. An information form is provided on the Website to collect the property for sale information that will be posted by the Webmaster within days of receipt. However, the HOA does note the right to regulate and delete the information at any time. No property will be listed unless the association member is in good standing (no outstanding HOA violations, no delinquent dues or fees...)

Please be advised that Property Sellers must comply with the Virginia Property Owners' Association Act and request an HOA Disclosure Packet (fee \$100) in sufficient time prior to closing and provide that Disclosure Packet to the Buyer (before or not later than closing). The HOA has 14 days after receiving request/check to provide the package.

Roger noted that Liens have been placed on several Properties that are delinquent in HOA Fees and that the Lien debt has been cut to approx. 1/3 since the Board took over from the developer run HOA and began collecting the past due charges. Selling a property without paying the delinquent dues does not relieve the purchaser of having to pay the delinquent dues as they go with the property.

Roger also noted that the Board is anxious to form a Safety/Security Committee by the end of the year. A Chair Person is to be named soon, we are asking for volunteers to join this committee at this time. The function of this committee will likely encompass the Neighborhood Watch program, Combination Locks, Vehicle Registration, and Boating Safety.

Roger presented information that was discussed at the last Leesville Lake Association meeting. (The Board urges you to review the LVL website to learn what you can do to help in the efforts of that organization).

1. The LVL is working to provide mile marker/navigational aids for the lake.
2. A plan to provide a map of the lake with commercial and residential sites is in process.
3. LVL is looking in to providing boating safety and inspections.
4. Environmental testing is being done at this time.
5. Options on how to clean up the lake are being reviewed.
6. The LVL Board will present issues to the Boards of Supervisors of the three counties that the border the lake to request help from these counties and to form a Tri-County Lake Association similar to the one on Smith Mountain Lake.
7. The LVL is working to urge the local media to keep the public updated on Leesville Lake issues.
8. LVL is striving to grow a relationship with the local governing body of (AEP) American Electric Power.

Please note that LVL and Runaway Bay HOA are two separate organizations and that any address changes or information provided must be sent to both organizations to insure that your information is responded to.

At this time Roger took more questions:

Pam Mitchell asked the status of VDOT roads. Roger noted that three houses must be on the street before VDOT will take it over. Pam asked who contacts VDOT when a street gets three houses on it. We were not certain how this works with VDOT so Roger asked that George Lacombe, G & M Chair look into whom to contact on the issue of VDOT taking over other streets. It is important for providing snow removal to Jeramiah Run and Peninsula Pointe.

John Banyi asked how Liens would be handled? Roger answered that liens had been registered at the County offices and that property owners would not be able to sell the property until the delinquent dues, late fees and interest have been paid and the liens removed.

Secretary, Karen Bragg thanked the small group for supporting the board by attending the meeting and asked that these folks remind others of the importance of attending. Karen noted that she had received a few forms listing the necessary information for the Boat/RV Storage Vehicle information and had provided forms for anyone who might have a need for this form. Karen reminded the members to watch for e-mail's and to check the Website periodically for updated information.

Mike Lobue, Treasurer, gave a report for the Property Manager, Julie Moore that she will be collecting fees for mailboxes, to include installation. The standard mailboxes are being presented as a package along with installation. Julie will be distributing Disclosure Packages as they are requested and as we have noted this is an important function for a seller to comply with Virginia State Law.

Barry Swinehart asked if a property owner could install the mailboxes. Roger replied that it might be possible to work out something, however, allowing one installer to order, store, deliver and install the boxes would allow a more consistent, timely installation and would ensure postal guidelines for installation are followed.

Pam Mitchell asked if the Board had looked into mailbox guidelines? Pam felt that she would like to have a larger mailbox. Roger noted that allowing variations would require a committee to make inspections. Jan Parry noted that the mailbox numbers provided are not easy to place straight on the mailboxes. Roger stated that the Board would discuss this issue during the next work session. (buying them installed would mean our installer would put the house numbers on the mailbox).

Mike Lobue, Treasurer , Reported the following:

The Board would adopt a 2005 budget. The 2005 budget includes transferring \$15,000 to the Reserve Fund as specified in the study done by Mason and Mason. The Reserve Fund is required

by Virginia Law and will be used for replacement or major repairs to amenities within the community.

Mike reported that within the original eleven delinquent accounts totaling \$6,951, only four remain and that we have collected \$4,508 to date. Liens have been placed on the properties that have delinquent dues, fees and interest unpaid.

Mike reported the results of the financial review of the developer run HOA books by Dixon Hughes. This firm reviewed invoices presented by River Oaks Development Corp:

Dixon Hughes identified eight invoices with questionable charges. Two invoices totaling over \$16,000 were for seeding and over seeding. Since there was no information available at the time on the seeding/overseeding split, a verbal agreement was made between our HOA and River Oaks to split the cost, requiring River Oaks to pay over \$8000.

The other questionable invoices concerned charges from Southside Electric and one for tree removal. All together, River Oaks verbally agreed to reimburse the Association for approximately \$9100. To date we have not received reimbursement from River Oaks.

It was noted that Dixon Hughes charged \$3,500 for this financial review and this should be more than covered once we receive the repayment from River Oaks.

John Banyi asked how we would handle collecting this money. Roger responded that he hoped that River Oaks would forward the payment to us, and that we have the audit to back us up, but if necessary, we will contact our HOA attorney to intervene.

Roger introduced the Grounds and Maintenance Chair, George Lacombe who listed the members of the committee, Barry Swinehart and Sue Wallace; and then reported in the status of committee concerns.

1. The Irrigation at the Entrance had been replaced and also some lights have been replaced.
2. Locks were placed in control panels for the fountain pumps at the Pavilion, the small lake on Clear Pointe, and at the Entrance Wall for safety and security to these units.
3. The biggest expense for the remainder of the year should be snow removal for any area not yet covered by VDOT.

George noted that the Department of Forestry has awarded the contract for the two Fire Cisterns for Runaway Bay, that the required time for contract discussion has passed, and that the contractor named has until September 2005 to complete the installation of those Cisterns to be located at the corners of Runaway Bay Rd. and Indigo Run and at Thomas Ct. and Hidden Cove. The Dry Hydrant being installed at the boat launch area will complete the three zone location points for Fire Hazard aids to this community and to the adjoining properties. We are on another contractor list for installation of the Dry Hydrant but we don't have their schedule yet.

John Banyi asked if this HOA would be responsible for any of the costs of the Cisterns. George answered that he had been assured by the Forestry Department that we would not incur any cost.

John also asked if the installation of the Hydrant and Cisterns would affect our property insurance. George replied that we are to ask the local Fire Department to request that this zip code be added to a state insurance document to identify us as having this type of fire protection once the installation is complete. It is uncertain as to whether we would qualify for insurance discounts.

Roger commended George and the G & M committee on a job well done on all of the issues.

Fred Bragg gave the Architectural Committee report for Bill Wallace, Chair and Ron Long, member. Fred reported that to date:

1. There are 24 houses in Runaway Bay
 - 11 are full time
 - 13 are part time
2. There are 9 homes under construction
3. No plans have been submitted since the last meeting
4. Nine homes have been reviewed in 2004
 - Five were reviewed by River Oaks
 - Four were reviewed by our HOA ARC
5. One improvement Project was reviewed and approved
6. Four Covenant violation complaints were processed since July 4, 2004

It was noted that signs in the neighborhood is a continuing issue. Roger noted that it is important to submit a violation if seen and that the name of the person submitting will not be divulged. The committee will give fair notice for the violation to be resolved.

Jan Parry asked about trash being dropped at the boat launch and if there are plans to place a trash receptacle there. The concern is that folks will continue to drop trash with or without a trash receptacle and who would empty it. However, the board will consider options for this problem in the next work session.

The Board then went into the Formal Board of Directors' Meeting (property owners attended but do not participate).

New Resolutions were presented and voted on by the Board. Mike Lobue, Vice President presented each resolutions and made motion that they be approved, they were seconded by Karen Bragg, Secretary and approved by the board. The resolutions will be mailed to the property owners to be added to their current packages that have been previously sent by this Board. Members will be asked to make minor pen and ink updates to previous Resolutions and add the new ones.

- Resolution to create ***Financial Resolutions*** Section in Book of Resolutions and re-categorize certain resolutions that were previously adopted
- Resolution to adopt Budget for 2005
- Resolution to set 2005 Association Dues (10% increase)

The Next Board Meeting will be held on Saturday, February 5, 2004 at 1:00 PM, Leesville United Methodist Church (if location is changed it will be noted on the Website). This next meeting will be the last Board meeting prior to Election of a new Board in April 2005
Final comments:

John Banyi asked about whom to contact regarding cracking along roadways. Roger asked George Lacombe to review this for a report in the next work session.

Barry Swinehart asked about the status of “no wake markers” within the community. Roger noted that this would be a significant effort requiring a new county ordinance and approval by other authorities and that this would be a task of the new Security and Safety Committee once established.

Roger adjourned the meeting.

Submitted by,

Karen Bragg
Secretary, Runaway HOA, Inc.

COMMUNITY BOAT/RV/TRAILER STORAGE INFORMATION

1.Owner's Name

2. Address

3 Phone Number /E-mail

4 . Owner's Lot Number

5 . Item (Boat, RV, Trailer, Other) (if "Other", please describe)

6 . S/N

7 . Model

8 . Color

9 . License

10 . Other I/D

11 . Brand

12 .Dealer Insignia