

Runaway Bay Homeowner's Association, Inc.

Post Office Box 120, Altavista, VA 24517-0120

Phone (434) 309-1727, Fax (434) 309-1747

visit us on the web at www.runawaybayhoa.org

Minutes of the HOA Board Meeting 1:00 PM October 1st, 2005 Runaway Bay Pavilion

Roger Winters, President of the Runaway Bay HOA opened the meeting by introducing the 2005 board members. Roger then advised that the floor was opened to the audience for questions and answers. The Open Forum produced the following questions, comments, and answers.

1. Pam Mitchell asked about the misspelling of Penninsula Pointe and Jeramiah Run and how the spellings could be corrected. It was discussed that the names are recorded on county deeds and it may be hard to change. Pam will check with the county to determine the action to be taken on this matter.
2. Ron Long noted that he had Buoy buckets to be turned over to Mike Zimmerman, Safety and Security Committee (S&S) Chair. These buckets are part of the plan for a spring 2006 installation of "No Wake Zones" within our coves if proper approval can be obtained. The S&S committee is preparing paperwork to be submitted to Virginia Department of Game and Inland Fisheries and County agencies.
3. Jan Parry asked what is being done to stop contractors from spreading trash in the community. Roger submitted that the board would take the action to prepare a letter to the contractors.
4. Jan Parry also asked that the board reconsider placing a Porta-John at the Launch area in order to keep human waste out of the public area. Roger agreed to relook this situation. (The board urges anyone who sees such an act to report this to the Business office at the telephone number listed above).
5. Ron Long asked if any consideration was being made regarding the Offsite drainfields where they are becoming overgrown with weeds and saplings. Ron suggested using a growth retardant to halt roots getting into the lines. Roger answered that this would be looked at to determine who is responsible for keeping the areas clean. Roger asked George Lacombe, G&M Chair to identify the current home sites that are using these offsite areas.
6. Ron Keiser asked for information on how to maintain these drainfields. Jim Slagle noted that he had some information and would place it on the Runaway Bay Website. Roger asked the G&M Committee to review this issue.

7. Ron Long mentioned that he had spoken to County officials regarding the purchase of the “store property” on Mt. Airy Rd. for use as a Fire Station. Ron felt that the building could be renovated easily; however, the officials did offer much hope for this idea. Fred Bragg offered that the Altavista Fire Chief hopes that the next retired truck might be housed and used in this area.
8. Ron Keiser asked about increasing Police presence in light of thefts that have occurred here. Roger stated that the County Police force is limited in the number of tours through our community due to the small staff of officers. It was noted that they are doing some drives through the community. Roger urged that all homeowners install the standard mailbox which gives the impression that the home has permanent residents and to install some type of alarm system, preferably one that is monitored. Theft is less likely to occur when it seems a home is occupied. Karen Bragg noted that John Banyi of the Neighborhood Watch group has contact with a County police officer who wishes to monitor activity in our community. Hopefully this liaison will result in additional law enforcement tours and continued investigation of thefts.
9. Ron Keiser also asked if the HOA had representatives attending the Board of Supervisors meeting in Bedford and Campbell Counties. The HOA board will review the possibility of selecting reps to attend board meetings periodically.
10. Don Parry asked if flowering plants such as marigolds, which are annual plants were planned for the entrance wall area. George Lacombe stated that the focus was on perennials plantings that required no maintenance, but the committee would consider some flowering plants.
11. After considering all of these issues, Roger asked George Lacombe to consider setting up a sub-committee to relieve the Grounds and Maintenance Committee of some of its many assignments.

This concluded the Open Forum; the members of the board then began reports.

Karen Bragg, Secretary reminded the association that our goal is to acquire e-mail addresses from all property owners. Being able to send memos, minutes, resolutions, etc. via e-mail allows us to keep the membership up to date on information in a more economical way than by mailing documents to each household. This mailing is being sent to emphasize this request and also to send our Runaway Bay vehicle static stickers to you. There will be further information on the stickers within the minutes.

Mike Lobue, Treasurer and Vice President, presented the following report noting that the association is in good financial condition at this time. The 2006 Budget will be reviewed for approval at a special board meeting on December 1st; this meeting notice and results will be posted on the Website. The reserve fund, which is required by law, will continue to increase in order to maintain the required dollar amount per the Mason and Mason study.

**Treasurer's Report
as of August 31, 2005**

Operating Fund

Revenue:	\$98,396
Expenses:	\$59,715
Net Income:	\$38,681

Retained Earnings: **\$75,263**

Fund Balance: **\$113,944**

Reserve Fund

Fund Balance: **\$24,947**

Bill Wallace Architectural Review Committee Chair reported the following:

- *Homes Built to date - 32 of which 15 are full time residents
- *Number under construction = 8
- *No new homes reviewed since last General meeting
- *Currently 6 new home plans have been approved for Calendar Year 2005
- *No Improvement Projects were reviewed since last General meeting
- *Since July 1, 2004 - 17 complaints have been reported, 15 have been settled, and two are outstanding.

Jim Slagle, Webmaster and Board Member reported on the activity on our Website.

Jim stated that since the last meeting the following has occurred:

- *362 Visitors have looked at 1607 pages on our Site.
- *The most popular section of the site is the Real Estate section; currently there are 51 lots for sale, 5 pending, 17 sold.
- *Per requests from those interested in lots for sale, a map has been added to the Site for review of the locations of the lots.
- *Jim noted that the "Black Box" area on the Main Menu notes the Association's news and recent information.

President, Roger Winters reported for the Grounds and Maintenance Committee:

Pictures are posted on web site concerning our Cistern and Dry Hydrant Ceremony. The HOA Board members, Altavista Journal, County officials, members of the Altavista Fire Department, and members of the Virginia Forestry Department were in attendance for the demonstration on usage of the Cisterns and Dry Hydrant by the Fire department. Other updates are as follows:

- Mowing areas are being expanded to the Launch area, the Pavilion, and Boat Storage road, and the Clear Pointe Pond.

- Trash Receptacles are to be installed thanks to the generosity of property owners, Jeff and Susan Kennedy. The receptacles are fireproof and will be bolted in place at the Boat Launch area and near the Tennis Courts.
- In addition to the previously contracted trash pickup at the Pavilion, the Tennis Court and Boat Launch area will be added to the pickup route.
- Eden Landscaping and Mowing will be replacing dead plants at the entrance-no charge to HOA. Eden has done a very nice job this year in maintaining the grounds in the neighborhood. Eden will also be reseeding community areas as needed later.
- Boat Launch steps were weeded and regravled in order to keep the area neat and safe for usage. One hundred feet of gravel is being added at boat launch to prevent erosion of asphalt along the edge of the property.
- Cracks in the concrete at Pavilion will be repaired; and gravel will be placed around the spigot pipe.
- Repairs will be done to the Park Gazebo: molding, screening, and asphalt path.

The G&M has contracted for an Inspection and report on Community Amenities; this is a requirement per the Mason and Mason Study. Being Proactive will enable the HOA to prevent major problems later.

Roger also reported for the Safety and Security Committee noting the following items.

- **Lock combination changes are scheduled for Dec. 1st** to insure the security of the **storage area and the Boat Launch area**. Property owner are required to register vehicles to be stored at the Boat Storage lot before they can receive the new combination for the storage lot. The form is available on-line or by calling our business office at the phone number on the letterhead. You must submit your information before getting the combination.
- Instructions for opening and locking combination locks at the boat launch and storage areas are posted on the Web site.
- The newly formed Neighborhood Watch has been active with permanent resident volunteers touring the neighborhood twice daily. A report is submitted to John Banyi, NHW coordinator, who maintains a log of the information submitted. This information may be useful in identifying vehicles in the neighborhood at the time an incident occurred.
- The S&S Committee investigated with the G&M Committee ways to make the Boat Storage area safer. The conclusion was to install iron posts at the corner of the gate where there was a gap beneath the gate. These posts make it impossible for anyone to slip under the gate. The gate is always locked and signs are to be posted warning that the "HOA is not responsible for losses" and that "violators will be prosecuted to the fullest extent of the law". Anyone in violation is subject to legal action. Roger noted that storage parking is at "your own risk" but it is free to property owners (a benefit often overlooked, and expensive elsewhere)
- We urge all property owners to review rules and regulations of boating safety, one regulation to keep in mind is that there should be no Wake within 50 feet of a

dock, that makes our coves No Wake Zones automatically, unfortunately many folks do not heed the regulation, hopefully the buoys will be a factor in slowing down fast moving vessels.

- The Safety and Security Committee with Board input, put together wording for several signs and the Board hired a local vendor to prepare and install the signs at designated locations on community property. You will see new Neighborhood Watch signs, and “No Docking or Swimming” in the area of the launch. Our Dry Hydrant is installed on the dock by the launch and we do not want to see anything happen to this valuable link to the Fire Department where water is drawn from the lake in case of a fire. The S&S worked with the G&M on the signs’ placement.
- The S&S committee members felt that Runaway Bay static stickers would allow property owners to show pride in their community and would be an asset in vehicle identification, therefore we requested, purchased, and are distributing these stickers. They should be placed on your windshield or back glass. If you have a tinted back glass the sticker will not be seen from the outside. Please use these stickers when you are in the community, they will let us know that you belong here. This is part of our endeavor to keep track of activity in the neighborhood as an aid to the Neighborhood Watch Program, a part of the Safety and Security Committee.
- Mike Zimmerman, Chair of the S&S and Ron Long, have begun the process to ready our community for “NO Wake” Buoys. We hope to have them installed by the beginning of boating season next year.

OPEN ISSUES:

Roger then moved to the open issues for the community. Roger prepared a letter that was sent on September 5th to River Oaks asking for answers to the following issues in hopes that River Oaks will bring them to resolution in the near future. The three points in the letter were the status of the Pond liner at the Pavilion which was promised, but has not been installed; the fact that the Multi-slip dock numbering and deeding has not occurred, and the fact that VDOT had sent a letter to River Oaks in April, 2005 regarding upgrades to the community roads that are required before VDOT will take over the roads for maintenance. To our knowledge, River Oaks has done nothing with the letter from VDOT nor have they communicated with the HOA on these matters. The board will update property owners when we have information on these issues. Please review the Website periodically.

Roger mentioned that most of the dues are up to date; however there are two delinquent property owners with accounts totaling \$2,700 and liens have been filed on these lots. One lot is subject to non-judicial foreclosure actions if the total amount due is not paid by mid November. Even with these delinquencies outstanding, we are still down considerably from the time of the HOA transition to us in April 2004; the delinquent debt was \$6,253 at that time.

Multislip Dock Issue:

Because members of the community are trying to resolve one issue on the letter the HOA sent to River Oaks, a representative asked to speak at our board meeting in an attempt to reach the 50 lot owners who have a claim to the multi-slip docks. Fred Bragg representing the Slip Owners' Transition Committee to Runaway Bay Boat Slip Association made a statement which is attached to this report for your review.

Final Statements and Updates:

Everyone was encouraged to review the Website for pictures, news, updates, and meeting minutes.

In following up with new issues, Roger asked that all Committees prepare their budgets for 2006 to be submitted to the Treasurer. Once the Budget is prepared the HOA will have a special Board meeting on December 1st at 10am at the Leesville UMC to formally adopt this budget for the coming year.

Roger noted that some property owners have or are in the process of splitting or combining lots. These lots will continue to be recognized as a lot as far as the HOA is concerned and dues will continue to be billed for these lots. This is the legal opinion of our attorney and that of the Property Owner Associations of Virginia (POAVA) attorney. Notice about impact on dues of splitting or combining lots is posted on our web site.

Roger reported that the paper work required by AEP's Shoreline Management Plan for all non-conforming docks had been submitted by the HOA for the Community Boat Dock (by the boat launch).

Roger reminded everyone of the importance of advising the Property Owner Services Manager of any address, phone, or e-mail changes.

Roger emphasized just how important it is for a seller to provide a buyer with a disclosure package when selling property. Providing this package is a requirement under Virginia law, real estate agents are required to ask if a property is under an HOA, an attorney should verify all data via the disclosure package. A buyer has the right to void the contract if he does not receive a package before closing on the property. It is to your advantage to abide by this State of Virginia requirement. Without the disclosure package a purchaser could purchase a lot with a lien on the property, be responsible for delinquent dues or for correcting a HOA violation. If the seller does not provide one, ask for one.

At this time Roger adjourned the meeting.

Submitted by
Karen Bragg, Secretary

Attachment
Enclosure