

Runaway Bay Homeowner's Association, Inc.

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HOA Board Meeting 2 July 2005 12:00-1:00 (followed by picnic) Runaway Bay Pavilion

The July 2005 Board Meeting was held just prior to the Annual Runaway Bay Picnic at the community Pavilion from Noon to 4 pm on Saturday July 2nd. Roger Winters, the HOA President, opened the meeting by greeting the 150 owners and guests attending. He then introduced the HOA Board members who attended the event.

Roger announced that the first order of business would be the Open Forum session where the membership could ask questions of and offer comments to the board. The following issues were raised and discussed.

Bruce Buley asked about the Skimmer that is provided by American Electric Power and if it was working to relieve the lake of the debris produced by the rise and fall of the water level. Roger answered that the (LVLA) Leesville Lake Association is working to encourage the use of the machine and that AEP has scheduled the skimmer to be used here for 19 days this summer. Bill Wallace, HOA Board member and Treasurer of the Leesville lake Association (LVLA) noted that LVLA is approaching the surrounding counties to help with a demonstration project, proposed for later this year, of alternate means for clean up. He noted that the Campbell County Board of Supervisors has pledged \$5,000 in help, contingent upon equal monetary contributions from surrounding counties. This project would use LVLA equipment to push debris into selected coves while using contracted crane and barge support to remove the material from the water for disposal. Bill noted that use of a chipper is being investigated to support disposing of the debris as an alternative to burning it or depositing it in a county landfill.

Richard Jenet mentioned that he had tried to send comments on AEP relicensing to the Federal Energy Regulatory Commission (FERC) website, but that the FERC website is difficult to access. All residents have been urged to send letters to AEP outlining concerns regarding the need for a cleaner lake and regarding the the relicensing process that is now taking place. Bill Wallace noted that contacting our legislators could be a way to help improve the user friendliness of the FERC website.

A question was asked about the status of the multi-slip dock issue. Roger provided some information that the developer was setting up a “multi-slip dock association” but asked Richard Jenet, (who has retained an attorney to pursue the matter) to update the membership. Richard stated that letters were mailed on Friday to the lot owners who are involved in this issue. These letters contain information and an agreement that must be signed and returned to an attorney. Once the attorney receives the responses from the property owners and gets 100% agreement, deeds will be recorded for each owner, slips will be numbered, and River Oaks (the developer) will provide \$10,000 to be placed in the Multi-slip Dock Association Reserve Fund. These docks are to be considered to be private docks for the use only of the assigned property owners.

Kyle Goldsmith, who is still serving as a representative of the developer in a limited role also echoed the dock information after having just spoken with the River Oaks developer’s administrative staff.

Roger mentioned that we had hired someone to pick up the trash monthly at the pavilion. Jeff Kennedy asked if trash receptacles would be placed at the Boat Launch area. Roger stated that the board had discussed placing trash cans and a port-a-john at the boat launch but had not done so due to being concerned that this could attract other boaters on the lake to use our docks and to dump their trash. Roger did say that the board could revisit this issue. Jeff offered to supply trash cans for the boat launch area for folks to dispose of their trash as folks take their boats from the water. Roger accepted the offer of two free trash receptacles. The Board will review this issue to ensure that trash collection costs can fit within the Grounds and Maintenance budget.

Thefts with in the Community was the next issue discussed. Roger noted that we have formed a Safety and Security Committee (S&S) that is now working on security issues. We’ve had two thefts at the boat storage area, and several construction sites and at least two homes were broken into.

No Trespassing signs have been ordered as well as a “park at your own risk” sign. Roger noted that the storage area is provided free for the membership, but the HOA is not responsible for thefts there. Work is planned to install steel pipes in concrete to block areas where a person might be able to slip past the fence into the storage area. A question was asked about installing a light there. The current thinking by the Safety and Security committee is that it is so dark there a person should be discouraged from attempting a robbery at night and that providing a light would only make it easier for the thief to see. It would also require providing electrical underground cables and would be very expensive.

Roger introduced Mike Zimmerman as the Chairman of the S&S and asked that any suggestions be sent to him.

*Roger urged everyone owning a second home here to install a “standard mailbox” to give the impression that the home is a full time residence.

*Residents should have a “buddy” to check their homes when away, someone who could keep a key and be aware of anything unusual happening around the property.

*If a resident sees an unfamiliar auto, please take a license number and if you feel comfortable, ask the person if they are a owner, visiting, or working in the community. The same would be true of someone at the Boat Launch area.

The Safety and Security committee is working on several projects and will be reporting on them soon along with working to set up “No Wake Zones” with buoys in some of the neighborhood coves. These buoys would have to be approved by all the appropriate authorities. There are some plans to escalate the “Neighborhood Watch” which was formed by the full time residents in February, 2004, the information on this meeting can be found on the HOA website under documents. A member of the Campbell County Sheriff’s Office gave the residents security instructions during that initial meeting. A Neighborhood Watch Chair and Block Captains were named. Signs were placed by the Dry Hydrant at the Boat Launch to warn of the danger of swimming or docking a boat in that area.

Sue McGinnis who has helped set up “Neighborhood Watches” in other developments urged everyone to get to know your neighbors and their activities, and to call the police if you feel something is suspicious, and work with the Neighborhood programs.

Cisterns for water storage and a Dry Hydrant were described as important aids in case of fire in the community. This system was provided by a grant from the Forestry Department and a ceremony is planned to tout this endeavor, which is the first of its kind in Virginia. We are proud of the efforts of the Grounds and Maintenance committee, the local Fire Dept., the Forestry Dept. and the HOA board in getting this work completed.

Signs were placed by the Dry Hydrant at the Boat Launch to warn of the danger of swimming or docking a boat in that area. This is another area where the Board and the S & S committee ask that a property owner report a violation there.

Roger also mentioned that the Pond at the Pavilion has become an issue as it won’t retain water. River Oaks had planned a liner for it and then decided not to complete the installation. Kyle Goldsmith stated that the developer had been advised of the problem but had no information that corrective action would be taken. The HOA board will be pursuing this matter.

The afternoon speaker, Gerry Caprario, of the Local Power Squadron, presented a talk on boating Safety. Gerry reminded everyone to be sure to have life jackets out of the wrappers and ready to be used on our boats. He urged using the proper size jackets for children. He told us how important it is not to panic and how to assist someone in trouble in the water. Do not jump in with the person, try to calm them down, throw them a rope and then tow them slowly to an area where they can easily be pulled from the water. Everyone should have a throwable preserver with a rope on it.

Gerry spoke of responsibility on the water, always yielding the right of way, and signaling or making it clear early in which direction you were driving your boat and to stay with that direction when approaching other boats, i.e. don't change direction at the last minute!

He emphasized that by Law, boaters must observe a "No Wake Zone" anywhere within 50 feet of a dock or anchored boat or swimmers. Wakes can damage boats or docks and can cause personal harm to people on the docks. They could be knocked down, or fall into the water, or get caught between the dock and the boat. Gerry gave reference material on the Web to review (Virginia Department of Game and Inland Fisheries). Gerry will be providing free inspections of boats during the LVLA picnic on July 16th at Tri-County Marina.

Roger reported that "Do Not Feed Water Fowl" signs would be placed at the boat launch, ponds and pavilion in the community due to the problems that can be caused by the birds. Feeding water fowl is against county law and violators can be fined \$50 if caught doing so.

Roger noted Architectural Review Committee statistics that fifteen violations have been reported and that thirteen have been resolved. There are 28 homes completed and 14 homes under construction.

A horseshoe pit has been built at the Pavilion by residents for use by the property owners.

Roger noted that anyone interested could enjoy the fireworks to be displayed at Tri-County Marina on Sunday evening. (The event went well with fireworks being set off from two sites on opposite sides of the marina cove – dueling fireworks).

The Board in an effort to save money is planning to send minutes and other information via E-mail and via the HOA website, unless an individual requests to be sent hardcopies. Requests would be made to the Property Owner's Services Manager at the letterhead address or phone number.

Roger thanked those who attended and adjourned the meeting to begin the picnic.

The picnic was a great event enjoyed by everyone. Boat rides for property owners and guests were given (albeit the rain cut the trips short).

Thank you to all who contributed to the event.

Submitted by,
Karen Bragg, Secretary