

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

Draft Minutes of the
General Meeting
April 1, 2006

A Runaway Bay HOA General Meeting was held at 1:00 pm on April 1st at the Leesville United Methodist Church. Roger Winters, President opened the meeting by welcoming the attendees and asking each to introduce themselves and give the lot number that each owned.

He then stated that this meeting was being held for the purpose of relaying information and for electing the Board of Directors for the coming 12 month period. Roger asked if anyone would like to make a nomination for a board position from the floor, but there were no nominations. He asked if anyone needed their ballot back to make any changes and getting no requests he then asked the Property Owners' Services Manager, Julie Moore to count the ballots with Sandy Lacombe, a property owner, observing to verify the votes.

At that point the President began the business portion of the meeting with a Closed Forum section during which resolutions were presented to the board for approval. Treasurer, Mike Lobue introduced and described the following:

Amended Resolution on Financial Systems and Controls F05-01 Revised April 1, 2006, which directs the financial operations of the HOA:

Bill Wallace, Board Member made the motion to accept the Resolution; Karen Bragg, Secretary, seconded the motion; the resolution passed as there were 4 votes for and one member absent.

2005 Financial Records Review and Board Action – Mike Lobue, Treasurer, described the financial review done by Joe Weatherspoon of JR Associates. Mr. Weatherspoon was assisted in the review by members of the HOA Audit Committee, Judy Winters and Fred Bragg. Mike noted that Mr. Weatherspoon found the bookkeeping in excellent order. Mike and Julie Moore the Property Manager provided the information that was reviewed. At the time of the review, suggestions were made to enhance the recording process, therefore, the board prepared an itemized statement of the recommendations to be put into effect as of this meeting. Bill Wallace made the motion to accept all of these recommendations. Karen Bragg seconded the motion. There were four votes for the actions, one absent vote. The financial review recommendations were approved.

Resolution on Appointment of Committee Members, P06-09 – Karen Bragg, Secretary described this resolution which recognizes the committees of the HOA as part of the organizational structure. Bill Wallace made the motion to approve this resolution. Mike Lobue seconded the motion. There were four votes for, one absent vote. The resolution was approved.

Board Vote on Committee's Membership – This listing provided the names of the committees and their proposed membership. Approval of these members by the board is necessary to ensure they are covered under the HOA insurance policy for the term that they serve. Bill Wallace made the motion to accept these committees into the organizational structure. Mike Lobue seconded the motion. There were four votes for, one absent vote. The Committee Membership was approved.

This ended the Closed Forum and began the Open Forum

At this time Roger asked for approval of the January General Board Meeting Minutes of which copies had been supplied to everyone for review. No one had any changes to offer. Bill Wallace made the motion to approve the minutes. Mike Lobue seconded the motion. The minutes were accepted by the membership.

At this time Roger asked for reports:

Karen Bragg, Secretary reminded the membership that Minutes and HOA information will be posted on the Website and will be sent via E-mail when requested in order to cut costs. It is important that all members provide e-mail address and submit changes to the Property Owners' Services Manager.

- Karen stated that the **Annual General Meeting/ Picnic** will be held on **July 1st** and that we are asking for help with the committees working on the Picnic. The picnic will begin immediately after the meeting which will start at 12:00.
- She also stated that there will be a **Boating Safety Class** which will be held on Saturday, June 17th at the Leesville United Methodist Church Education Bldg., the plan is to begin at 9am and ask the participants to bring a bag lunch. This class is set up to understand the rules of the water and to help keep us safe as we enjoy the summer months. We hope to have a good turn out for this event.

Mike Lobue, Treasurer presented the Treasurer's Report: Highlights were:

- In 2005 we received \$117,810.17 in Revenues and that we have an ending balance of \$24,766.32 in our Reserve Fund.

Roger asked for a motion to accept the **2005** Treasurers report so that we can close the 2005 books.

Bill Wither asked about the goal of the Reserve fund. Mike answered that per the Mason and Mason Study, the projected goal is to have \$300,000 on hand for replacement and upkeep of capital items (amenities, etc) in the development. Bill then made the motion to accept the report. Bill Wallace seconded the motion and the attending membership approved the report and close the financial books for 2005.

Mike gave the following information about the 2006 finances to date. In 2006 we received \$109,980.93 in Revenues and that the Reserve Fund is currently \$46,608.20 (with transfers and interest).

- Mike noted that as of February 28th dues were still owed on 18 lots.
- There is one lot on which liens have been filed and the Board may be forced to foreclose on it, a decision will be made by April 17th.

Roger asked for a motion to accept the 2006 Treasurers report.

Jan Parry then made the motion to accept the report. Bill Wallace seconded the motion and the attending membership approved the financial report for first quarter 2006.

Bill Wallace, Architectural Review Committee Chairman reported that we have:

- *34 homes with occupancy permits, half of these are occupied full-time
- *11 homes under construction
- *Since the last board meeting 1 set of plans was approved and 1 improvement project was approved

George Lacombe, Grounds and Maintenance Chairman reported that we have a mowing contract for 2006 with Eden. He said he asked the vendor to set the mowers higher to preserve the grass. He also stated that $\frac{3}{4}$ of the G&M budget has been used to remove over 60 fallen trees from the common areas and road sides where they would cause problems.

There is a contract for two Port-a-Toilets, one to be placed at the Pavilion and one to be placed at the Boat Launch area.

The Pavilion Fountain water level is very low and the pump had to be turned off. Suggestions are to reduce fountain time by using a cycle switch for the water and use the lights on a limited basis. This action will save money on electric costs.

FMSL (Force Main Septic Lines) – George mentioned that the HOA attorney had reviewed this issue and concluded that the HOA is not responsible for these lines. He then explained the composition of the Plot plans that Acres of VA has prepared and the fact that it is not a complete document.

John Banyl asked why we don't have a copy of the county approved plans and suggested that the HOA contact the Developer (River Oaks) to obtain this document. John also questioned the layout of the FMSL field across from his lot. Roger explained that River Oaks has stated that they have given us all documentation that they had; he also explained that we are working on letters to the builders about the property owner being responsible for having these lines marked and any damage done to these FMSLs during construction or digging. Roger continued by saying that the HOA cannot advise property owners on the FMSL locations. We are still working this issue since Miss Utility does not recognize these lines as they are not considered public utilities. Karen Skillman suggested having the ARC notify property owners of their responsibility to have these lines marked at the time the home plan is approved by the ARC.

On another issue for the G&M, Bill Wither asked that the committee review a stagnant area in the drain culvert near the Clear Point pond. The G&M will look into this matter.

Tom Dempsey, the new 2006 Safety and Security (S&S) Chairman reported that the Neighborhood Watch group now had 10 patroller units. He believes that the watch has been a success and that they are also on the lookout for other items to report to include downed trees and other safety issues as well as the security of the homes.

Tom reminded the residents to have a contact who knows that you are away from your home and who is willing to check your property during your absence.

The S&S is working on setting up "No Wake Buoys" the first is to be placed in the Boat Launch cove. Also, the committee will be adding mandatory reflectors to our community dock in order to be in AEP compliance and to alert boaters to our "Dry Hydrant" area. The S&S will also be sponsoring a Boating Safety Class in June to help the residents understand the rules of the water.

Roger then took the floor to highlight points of interest and or concern for the property owners:

He relayed information from Jim Slagle, our Webmaster who provided the fact that we have had 1000 individual visitors to the Website in the past few months. Currently we have 49 lots listed for sale on the site and 5 of those have sales pending, this has been a valuable tool for property owners wishing to sell properties.

Roger then told us that VDOT officials (Virginia Dept. of Transportation) have been reviewing the community roads and toured with George Lacombe, G&M Chair and members of the board. Corrective roadwork will begin once VDOT has cost estimates and once they and the County officials are in agreement on how to use the Road Bond (approx. \$113,000) - set up by River Oaks. When the work is complete the road system will be under state maintenance. Bill Wallace, Board Member will prepare a letter to VDOT to request that all cul-de-sacs are included in the State takeover. The Board is also in the processing of notifying residents who will have to complete some minor repairs/changes in order for the State to accept the roads.

Roger also told of a request by an adjoining property owner who is building a home on Taylors Ford Road. Mr. Thompson is requesting that he be allowed to run an electric line from a Runaway Bay power box to his property. George Lacombe is discussing the locations and other options with Southside Electric and the board is planning on sending a letter to Mr. Thompson on our requirements before any work is done. Fred Bragg stated since the Thompson family would not allow River Oaks a road easement from Taylors Ford to Runaway Bay, he felt we don't have any obligation to allow them the requested electric easement. Bob Milligan agreed and also suggested that we should charge Mr. Thompson a fee on top of requiring him to pay all SSE and Miss Utility fees. Bill Wallace noted that the board has not had a discussion with this gentleman and that we plan to do so before making a decision. Karen Skillman suggested asking for a right of way easement that could be used in the future if the HOA had money to cut a road

from Taylors Ford Rd. Roger said that the board would look into these suggestions and would not permit any work until further inquiries.

John Banyi asked if he could speak on problems with our Sprint phone service. John stated that his phones had been out of service for 80 hours recently, and that he filed a report with the Federal Communications Commission and is in contact with a Sprint District Supervisor. John said that the State of Virginia officials are investigating these unacceptable practices and Sprint will be testing lines in our area. It is possible that other utility boxes may be affecting service. John said that Sprint not fixing the problem in the time stated by customer service is a breach of contract and he is keeping a log of problems and asked that the residents notify him when problems arise.

- Roger reminded the residents that locks at the Boat Storage and the Boat Launch were changed, not only the code, but a more user friendly lock was installed. Please call our Property Manager, Julie Moore to obtain the combination.
- Roger reminded everyone that a letter is on file from the VA. Forestry Dept. if anyone needs to prove that we have the Dry Hydrant and Cisterns which may help with Home Insurance costs.
- Roger asked everyone to review the 2005 HOA Accomplishments list provided in the agenda package.

Other remarks:

Karen Skillman asked the board to review moving the Gazebo as it is not used in the current location at the end of the Pavilion walking trail.

Jan Parry asked for "No Parking" signs to be placed in the Clear Point cul-de-sac so people would not block her driveway. Roger pointed out that the state will soon be responsible for the roads and would not allow these signs. The suggestion was that if Jan encountered problems with someone blocking her driveway to call the police. Roger reminded us that a good way to identify residents is by using the Runaway Bay windshield stickers. Several property owners then asked for these stickers for their vehicles.

He noted that we don't intend to trivialize any ones concerns but there are some issues that are outside the board's responsibility and that we must also prioritize which items we spend our time on.

Over the past 2 ½ years the board members have been a close team, from the start of the Transition Committee in 2003 until today, but unfortunately all things change. Jim Slagle and Mike Lobue decided not to run for a board position this year, Jim for health concerns and Mike as he is becoming involved in a business venture. The others on the board wanted to give them a memento of their significant contribution to the HOA during the transition and first two years under property owner control. Each was given a mug with an inscription and picture of the Runaway Bay stone entrance. Roger thanked Mike in person and Jim's was mailed to him. We will miss the expertise of these two folks who brought so much to the table with legal knowledge, HOA knowledge and general insight into the process of making this a strong association. Our thanks to each for the many hundreds hours of work that they devoted to our organization and the community.

Roger then asked Julie for the results of the votes, she announced the names of the 2006 Runaway Board of Directors:

Karen Bragg
Gene Charles
Herbert Miller
Bill Wallace
Roger Winters

Roger reminded everyone that the next meeting will be at the Pavilion on July 1st at 12:00 noon, immediately followed by a picnic and that the October 7th meeting will be held at Leesville UMC at 1:00PM. More details will be sent out closer to these meetings.

At this time the meeting was adjourned.

Submitted by
Karen Bragg, Secretary
Runaway Bay HOA, Inc.