

Runaway Bay Homeowner's Association, Inc.

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General Meeting / Picnic

July 1, 2006

DRAFT

The Runaway Bay HOA General Meeting/Picnic was held on July 1, 2006 at the community Pavilion. Roger Winters, president, opened the meeting by welcoming the attendees and introducing the board members that were present: Gene Charles, vice-president, Bill Wallace, Treasurer and Karen Bragg, Secretary.

Roger opened the floor to the members for discussion. The following was discussed:

Richard Jenet reported that four property owners are still holding up the finalization of the dock association being established by River Oaks Development. If River Oaks has not come up with a resolution by mid August, the attorney will take appropriate action against them.

Steve Richter reported that his request for a dock similar to the existing docks in the community was rejected by AEP. He is pursuing any avenue that he can to prove this is a reasonable dock design approach and should be approved by AEP. He asked that the association write letters to Teresa Rogers at AEP to support him. AEP is now sighting safety, design and shoreline access issues as the reasons for not approving his design. New designs from the dock builders may be necessary. The common style up to this point has been a dock tethered (with cable) to the banks. Steve noted that there has been no change to the Shoreline Management Plan to justify this action. Roger agreed to send a letter on behalf of the property owners of Runaway Bay.

Tammy Jenet asked about the "No Wake" status in the launch area cove in which many boats have been seen traveling too fast. Roger noted that a request has been sent to the proper agencies for permission to place buoys here and that this would be addressed more by the Safety and Security committee. Mike Zimmerman said that the Game and Fisheries Patrol would remove buoys if we placed them there before the approval.

Tammy also asked about supplying more trash receptacles at the launch area due to the amount of trash left there. Roger stated that the board was already looking in to the matter and had approved a twice weekly trash pickup in the interim. Unfortunately we are getting lots of trash from boaters; the cans were placed there for use at the launch site.

Pete Reinhart asked about the lake water level and if anything had changed in the water distributions and if our community had any input in keeping it at more uniform levels. Roger answered that we did not have leverage on this issue. Bill Wallace, who is also a Leesville Lake Association (LVLA) board member, stated that Appalachian Power

(APCO) has said the production regulations come from the American Electric Power (AEP) corporate office in Columbus, Ohio and has claimed that they (APCO) do not have any influence on the production schedule (i.e. variations in water level).

Bill Wither, a local resident, asked about the ClearPointe pond and growth and sediment around it. George Lacombe, Ground and Maintenance chair noted that he was waiting to see what impact the VDOT road work will have on the area before any work is done there.

Richard Jenet asked if the HOA could help the Wither family to get mail service as theirs is the only permanent house on Clear Pointe and not close enough to other sections receiving delivery to meet USPS regulations. Roger said that the board would send a letter, after a draft is prepared by the Withers with the specifics.

This closed the open forum and Roger then asked for board and committee reports.

Karen Bragg, secretary greeted the attendees and thanked them for their participation. She urged all to take time to visit with the other members and reminded them that notices and meeting minutes will be sent via e-mail and placed the website: www.runawaybayhoa.org.

Bill Wallace, treasurer stated that he had retained the same format developed by the previous treasurer and reported the following:

- The reserve fund was \$46,889.73 as of May; the goal is to have \$300,000 in the Reserve fund based on the formula presented by the Mason and Mason study.
- There are still 7 owners (8 lots) with outstanding dues.
- Lot 304 is now under a non-judicial foreclosure process and will be auctioned at the county courthouse at noon on July 14th. This process is consistent with Virginia law which enables HOA's to collect liens on properties in default on past due assessments, fees, fees and interest accumulated on the outstanding balance, when it is clear that such liens cannot be satisfied by other means.
- At the end of May the operating fund was \$150,687.49

Bill, who was the past ARC (Architectural Review Committee) chair changed his hat and gave the report for Herbert Miller, the new chair who was unable to attend the meeting. The community now has:

- . 34 homes built
- . 17 are occupied full time
- . 17 are occupied part time
- . 14 are under construction
- . 3 plans have been approved since the April meeting
- . 23 complaints have been presented to and settled by the ARC since 4/4/04.

Roger asked for the minutes of the prior board meeting to be approved after the members had time to review them and they were approved as presented.

George Lacombe, Grounds and Maintenance chair reported that VDOT is preparing to accept the Runaway Bay road system into its network after existing work is complete. Guardrails have been installed and there is discussion as to who is responsible for moving some utility lines to complete the installation. Southside Electric and county offices are to meet with HOA board reps to resolve this issue which represents more than \$30,000 over the amount of the road bond used to bring the roads up to VDOT standards.

Ron Keiser asked if there was consideration to make this a gated community. Roger stated that a gated community would mean our roads would have to remain a private road structure, and that would prevent our roads from being taken over for maintenance under the state's secondary road system. Roger stated that our association would not be able to support the cost of maintaining a private road structure.

Roger reported that the developer is looking in to the status of the well at the pavilion and whether another should be drilled or whether the existing one should be made deeper to improve water flow. Also mentioned that a sealer was an alternative to a pond liner at the pavilion pond. Bruce Buley asked about the type of sealer, which is a BSS13, and if the ClearPointe pond is also a problem, at this time it is not. We will be advised when the study is complete.

John Banyo offered a suggestion to fill in the pond area and use the area in the future for a clubhouse or a fire station. Roger answered that it would be best to utilize the pond until such time that the community could afford a clubhouse and make the decision at that time.

Tom Dempsey, Safety and Security chair echoed Mike Zimmerman's previous statement that an appropriate application was made for the "No Wake Buoy" and that the S&S needs to investigate how to get this project completed. Tom also noted the accomplishments of the committee:

- Reflector tape was added to the launch dock as a safety measure
- Signs which were stolen are being replaced
- The Neighborhood Watch is successful with daily patrols and reports. The patrollers have a listing of backups if the need arises and we have had no major issue in the past 8 months. Tom also indicated that dock areas will be checked on some patrols. Bill Wallace added that LVLA has asked for G&F Ranger patrols but that we will not have much coverage here until there are more rangers on Smith Mt. Lake.
- Tom warned the property owners to watch for bears, bobcats, and other wild animals which roam the area.

Richard Jenet asked if there is a regulation on boat size at the community dock. Bill Wallace stated that our documentation does not contain a restriction.

Bill Wallace noted that LVLA has placed new, more accurate mile markers on the lake to be used especially for distress calls. Roger added that there is a Vessel Assist list available for anyone in the community. Just make a call to the Property Owners Services

Manager to obtain one of the lists, the only requirement is you agree to come to the aid of others and your name and phone numbers go on the list.

Roger reminded everyone that the work of this board is to work on Runaway Bay issues; LVLA takes on and promotes lake related issues.

At this time the meeting was closed and everyone invited to enjoy the picnic lunch that all had a part in preparing.

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