

Runaway Bay Homeowner's Association, Inc.

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General Meeting January 6, 2007 Draft

Runaway Bay HOA, Inc. President, Roger Winters opened the January 2007 General Meeting by acknowledging the board members present and by announcing the Closed Forum segment of the meeting.

The closed forum consisted of the Board hearing and voting on two resolutions presented by treasurer, Bill Wallace. Bill described the proposed budget: the income projected, the expenses projected, and the reserve fund amount which is to be added to the existing fund. At this time, he presented the motion to approve the resolution F07-01. Karen Bragg, secretary seconded the motion, all board members voted yes.

Bill then presented the resolution F07-02 to increase the 2007 Property Owner Dues by 6.7%. The main reason for the increase is to adequately cover maintenance, provide for unexpected expenses, provide potential upgrades to amenities, and insure that the HOA will be financially sound. Bill presented the motion to approve the resolution, Herbert Miller, director, seconded the motion, all board members voted yes.

Roger then opened the floor to those attending and asked that the prior meeting minutes be reviewed so they could be approved later in the meeting:

Carmen Perri asked who receives the interest on the construction bonds. Answer is that the HOA receives this interest.

Jan Perry questioned the mowing cost on the budget resolution and George Lacombe confirmed that the amount should be changed from \$3800 to \$4250 per mowing of the development. The line item change was amended.

Bill Wither presented a letter that he wrote to the US Post Office in Lynch Station asking that ClearPointe Run be allowed mail delivery and asked the Board to also write a letter to back his proposal. The Postal Service has informed Bill that they cannot deliver mail due to the distance from his home to the nearest permanent home. The board will take the action under consideration.

Roger asked for committee reports and the following information was shared.

Secretary, Karen Bragg asked that all Property Owners remember to send address and phone number updates to our Property manager, Julie Moore (see letterhead at the top of this page). The phone numbers, email addresses, mailing addresses help us to send meeting notices, dues statements, and to call if an immediate discussion is necessary. Please fill out all data on the dues statement being mailed.

Treasurer, Bill Wallace presented the latest financial report for November 30, 2006 and noted year to date receipts. The accounting report was accepted. Bill noted that we still have two owners with delinquent dues but to offset that there has been more income than expected from completion bonds.

Architectural Review Chairman, Herbert Miller reported to date there are:
38 completed homes
11 under construction
2 plans approved since the October meeting
1 violation was corrected since the October meeting

Herbert also stated that an update to the approval letters for house plans will contain statements on the hazards of open fires. We must be cautious at any time that burning is necessary.

Grounds and Maintenance Chairman, George Lacombe reported that VDOT has now completed the guardrails with final installation on Clear Pointe Run. We should expect a turnover of our roads this spring after inspections and paperwork by Virginia Department of Transportation are finalized. Our main benefit to the VDOT takeover will be the fact that we do not have to fund road repair. George answered Carmen Perri's question of which roads are now under VDOT by naming Runaway Bay Rd, Hidden Cove, Acres Court, Thomas Ct. and Chase Run.

The new well at the Pavilion has been approved by proper county officials and that work is to begin in hopes of having a well that will produce at least 10 to 15 gallons per minute and will accommodate the production to keep the pond healthy. Our developer, River Oaks is funding the process since the first well is not adequate. John Banyi asked if there was a backup plan and George answered that this is the only plan at this time. Roger added that there are other options such as a coating that is being tested and may be added to the bottom of the pond and that installing a liner in the pond is not recommended since animals can cause holes and produce leaks. We will not be to the point of making any other decisions until the well drilling is complete. The hope is that the well will bring the water to a desired level and then the well would maintain the pond. Tom Dempsey asked about cost and past years expenses which were in the \$2500 range to maintain this area.

George also reported that the rarely used trash can at the tennis court was moved to the boat launch area where they are used much more especially during summer months. We have portable toilets in the G&M budget again for next year. Mowing expenses will be higher due to more hand trimming around the newly installed guardrails and higher fuel costs.

Safety and Security Chairman, Tom Dempsey reported that the Neighborhood Watch now has twelve member families and has been found to be successful not only in deterring theft, but in alerting the community to down trees, fire hazards, and other day to day events. Tom did mention that we had a couple of signs to disappear, that VDOT did replace the stop sign at the entrance of the development, and that they will replace the others once the takeover occurs. NHW magnetic auto signs have been ordered for the new participants and anyone not yet scheduled to drive tours is welcome to join including weekend residents. Our tours take approximately 1 hour and each member is scheduled for no more than 3 times during a month. If a resident has an urgent issue, it is suggested that the first call is to the Sheriffs office, then to Tom. If there are issues that are to be researched a call to our Property Manager will have the message forwarded to Tom or the proper contact.

Also, the lock combinations at the Boat Launch and Boat/RV Storage areas have been changed as of January 4, 2007. The property owners must contact Julie Moore, our Property Manager, who will verify that you are a property owner before giving out the boat launch combination. You **must** have vehicle registration documentation on file in order to obtain the combination at the Storage area. Julie can instruct you on how to send this information if you have not yet registered.

Tom reported that there has been a good deal of research done in an effort to work with Altavista Fire Department to bring a fire truck to the development, but that at this time it is not workable due to the State requirements for training education, on going training, and the amount of time that would be necessary to be on call to respond to any Altavista area emergency. We do, however, have residents who are willing to conduct classes in CPR to help our community be as aware as possible on the latest techniques.

Tom reported that the S&S is going forward to purchasing and install buoys in our three major coves in hopes that all boaters will travel those coves with "no wake" for safety and for dock maintenance concerns.

Roger Winters then presented some information updates and new endeavors:

AEP has approved a dock system for Steve Richter in which a crossed cabling system has been approved, but will not be a precedent. Each dock system will be judged on an individual basis. The recommendation by the board is for a

property owner to get any requests out to AEP as soon as possible as there may be a lengthy review before approval of your dock system.

The Board has a newly assigned sub committee, which is comprised of two local residents, Mary Wither and David Skeens. These folks have indicated interest in being possible board members and giving this committee a working task will accustom them to the workings of the board and give the board a way to have more working members until we have a vote to increase the size of the Board. Currently this Task Force has worked with another HOA member and past HOA Vice President, Mike Lobue in reviewing, updating and editing our current Covenants, Conditions, and Restrictions and By-laws.

The final draft of the revisions will go to our attorney for review and will be presented for property owner vote in early 2008. You will receive more information on this issue during the year via our web site.

Questions on the previous issues:

John Banyi asked if we can make changes such as removing statements regarding the declarant (being River Oaks Development). Roger stated that we must have a 66% vote and that is why we are trying to have all documentation edited, and looked at legally, before asking our property owners to vote on the changes. We are not making any major changes other than attempting to increase the number of board members.

Carmen Perri who asked if River Oaks had been notified that we are planning to present these modifications for a vote? Roger replied that we will notify River Oaks when all documents are ready as they too must approve the documents as modified.

Carmen Perri suggested asking the Contractors for donations to the NHW. Roger noted that the contractors have been notified that they can place NHW sign at a building site. The board does not currently have the small signs and would have to investigate purchasing more.

Before adjourning the meeting, Roger urged members to consider adding their names to the ballot for the 2007 board election on March 31. Please mark this important meeting on your calendar. This meeting will be held at Leesville UMC.

Submitted by,
Karen Bragg, Secretary