

Runaway Bay Homeowner's Association, Inc.

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October 7th, 2006 General Meeting Minutes Draft

The Fall General meeting of the Runaway Bay HOA, Inc. was held on October 7th at the education building of the Leesville United Methodist Church. Karen Bragg, secretary, who sat in for President Roger Winters, opened the meeting by introducing the board members who were present: Bill Wallace, treasurer and Herbert Miller, member and (ARC) Architectural Review Committee chairman. Also introduced were Grounds and Maintenance chairman, George Lacombe; Safety and Security chairman, Tom Dempsey; and Mary Wither, Task Force member.

The first order of business was to ask Bill Wallace, treasurer to present the Year to Date Financial Statement (Treasurer's Report) for board approval. Bill first presented the overall Treasurers report, which was followed by the approval of the statement.

Bill Wallace then offered the motion to accept the Treasurer's Report and expenditures through August 31, 2006. Karen Bragg seconded the motion and the motion was approved by the quorum board members present.

Highlights of Bills report reflected that:

- Our 2006 income exceeds budget expectations by 2.3% due to the additional revenue from interest on accounts and ARC fees.
- Our 2006 expenditures are at 61.1% of budget, but as much of our maintenance is seasonal mowing costs, the expenditures will catch up as summer invoices are received through the fall.
- Our Reserve Fund account now has a value of \$46,513 and remains on-track with Board-approved long-term investment goals.

Karen then opened the floor to discussion:

Bruce Buley asked how to handle the issue of trees that may fall and damage other property. Herbert Miller, ARC chair, stated that – by law – the property owner is responsible for removal if the leaning tree creates a danger to others.

Frank Lugo who had a similar problem had not received a reply from the other property owner. Bill Wallace stated that Frank should send his information to the "ARC" and a letter would be sent to address that issue. Bill explained that the first step is for the concerned property owner to contact his neighbor and if he does not receive a reply, the "ARC" can become involved. Bill explained that the ARC would confirm the complaint, then also request the owner to remove the trees. If the owner fails to remove the trees at ARC request, the ARC may recommend to the Board to have the trees removed at HOA expense, then charge the expense back to the property owner.

During the course of the meeting another question was asked by Bruce Buley regarding other communities and the additional docks being built and increased noise by power boats in the area. American Electric Power Co. regulates the building of docks and the answer on number of docks would have to be addressed by them. No one is regulating "noise pollution" at this time, most legislation submitted by local representatives have not passed to date. This is something that our lake associations on Leesville (LVL) and Smith Mountain Lake (SML) should continue to work toward finding a solution.

Some of our weekend residents offered to help with the Neighborhood Watch when they are here.

Richard Jenet reported that the Dock Association deed transfer is still not complete and that Waterfront Properties has not provided a solution to access to the docks by the fifty members of that separate dock property owner association.

Mike Lobue spoke briefly on the condition of our lake and studies that are being conducted to determine areas of concern to improve our water quality. There will be a presentation on this issue at the Leesville Lake Association meeting on October 12th.

Mary Wither asked for Board help on acquiring the right to have a mailbox instead of using a PO Box address. This issue has to do with distance from house to house in the community. The Postal carrier does not deliver if a home is farther than a mile from the nearest home and if there aren't three homes on a street for that delivery. Karen asked Mary to write a detailed letter to give to the Board to determine if this is something that we should be involved in trying to resolve.

After the discussion period Karen asked that after the participants had reviewed the July HOA Board Minutes that this document be approved as given. Tom Dempsey made the motion to approve and Sue Wallace seconded the minutes. July minutes were approved.

The following work area reports were given:

Karen gave the secretary report asking that all property owners report current phone numbers, addresses, and e-mail address to our [property manager](#) at the address or phone number on the [letterhead on this report](#). In order to send prompt notifications and to save money on postage the Minutes are being send via e-mail and are posted on the website, in order to be efficient with this process we must have the current information from the property owners.

- Also noted is the fact that there are maps available on our website and on the Campbell County website for property owner review and use. <http://www.runawaybayhoa.org/> or under Campbell County <http://www.co.Campbell.va.us>
- Karen pointed out that there is a FAQ on the website addressing the recent letter on zoning issues and also a website if you wish to review the county position on this matter. The bottom line to this is that our community is not affected by the new regulations and will still adhere to the deeds that are held for this development. You may review http://www.co.campbell.va.us/Zoning_Districts.htm

Herbert Miller, Architectural Review Committee chairman reported that :

- There are 35 homes in our community
- We have 19 full time residents
- We have 16 part time residents
- There are 4 homes under construction
- There are 4 outstanding violations under review

George Lacombe, Grounds and Maintenance chairman reported that:

- The take over of our roads by the state road system (V-DOT) is still in process,
- Southside Electric has completed the installation of power lines and has reseeded the disturbed areas. V-DOT still has to install guardrails where SSE has completed the work.
- The VDOT work list presented to Runaway Bay, other than guard rail work, has been completed and we anticipate the final guard rail installations on Clear Pointe Rd to be done before the winter months.
- The Pond at the Pavilion has been a concern and recently a representative from Waterfront Properties has been working with George to determine the best way to preserve the water level in the pond. If a test process shows that a new well will produce 15 to 20 gallons per minute, Waterfront will have a well drilled and they are looking at a coating to seal the base of the pond to prevent the pond from becoming dry and cracking. All research shows that a pond liner would not serve our best interest at this time.
- The trash can at the Tennis court, which is rarely used, will most likely be moved to the Boat Launch area.

Tom Dempsey, Safety and Security chairman reported that :

- The Neighborhood Watch participation has been a success and has proven to be a presence in the community. Not only do we residents know that we are touring the neighborhood, but the vendors and residents in the surrounding area know that we are active. The NHW is looking for anything out of the ordinary.

- Sandy Dempsey and Sue Wallace both emphasized the positive effect that consistent lighting in the homes help to deter others from approaching the property.
- Tom noted that as a security measure the locks at the Boat Storage area and the Boat Launch area will be changed on December 1st. The S&S is working to prevent theft and the change in combinations is a good measure since will still have a major property resale market in this area. The property owner may contact our Business Manager at the website or by phone at the addresses on the letter head. **You must have a form on file and must provide your VA boat registration before Julie will provide the new lock combination to you.**
- Tom noted that “VA Games and Fisheries” has been slow in approving the Buoys that we have requested and that we will be taking a more pro-active approach to this matter and all present agreed to more activity on this matter. We have too many boats coming into our coves not observing the fact that there should be “no wake within 50 feet of a dock”. With as many docks as we have now in our development, no cove should be exposed to a wake.
- A 1st Response team of 8 volunteers from the neighborhood is being formed to train under EMS standards. This will be a valuable asset to our community since we are 35 to 45 minutes away from the nearest EMS station.
- The S&S is also investigating the possibility of the Altavista Fire Department placing a Fire Truck in the neighborhood and soliciting volunteers from the area.
- Potential sites have been identified. Volunteers would be required to participate in 120 hours of training.

News and Information

- **NEW:** Board Task Force (Future Board Members in Training) Since our VP, Gene Charles has resigned and is in process of moving - a nominations committee submitted names for a task force to back up the board and to work on special projects such as bringing new prospectives in working on a resolution for the community force main issue. This task force will meet with the board in work sessions, but will not have voting privileges.
- **Reminder:** Let Property Owner Services Manager know of any address, phone, or e-mail changes
- **Interest:** AEP Prohibiting Dock Cabling System – Steve Richter told us that, after a lengthy discussion process with AEP, his dock request has been approved. Steve had originally been denied as AEP did not want to approve cabling, but was insisting on docks such as (dock with poles) in keeping with our Launch area dock. The system that was approved will have the cables crisscrossed rather than spread as some other members of the community have had installed. Dock builders have also met with AEP for the same consideration. This HOA board presented a letter to AEP in support of the Richter’s request.

Karen adjourned the meeting. The next General meeting will be held at Leesville UMC, Rt43 on January 6th at 1:00pm.

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