

Runaway Bay Homeowner's Association, Inc.

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Draft Minutes

The Board President, Roger Winters introduced the board members and asked the attending property owners to introduce themselves to open the Election Meeting of Runaway Bay HOA, Inc.

To start the meeting Roger read a list of accomplishments of the past board which included:

1. Convinced Rivers Oaks development to drill a new well at the Pavilion since the original did not supply enough water for the pond.
2. Worked with VDOT to get the roads ready to be placed under state control.

Karen Bragg, the Secretary read a list of items that were reviewed and attempted, but were not completed due to legal restrictions. Some of the endeavors denied were:

1. Installation of Security cameras on our roads were not allowed as our roads were scheduled to be taken over by the state road system.
2. Our effort to close an adjoining dirt road that is county maintained was denied by the County.

Roger addressed the Board Task Force group work that has been done and applauded the recommended changes in our HOA controlling documents. Property owners were asked to review these modifications when they are mailed out and to vote to approve them in early 2008. The revisions for the Restrictions and Covenants will take a 66% approval vote of property owners and the By-laws will require a 50% approval. The Task Force will present more information later in the meeting.

The upcoming General Board Meeting and annual Picnic, is set for May 27th at 12:00 noon at the Runaway Bay Pavilion (Picnic to follow the meeting). All property are invited and encouraged to attend. We will need to have a count of planned attendees as this year's event will be **catered by Hill City BBQ**, so we will mail out something requesting a count.

Roger presented a coffee cup made especially for Bill Wallace, outgoing HOA treasurer and past ARC chair, to his wife, Sue Wallace since Bill had conflicting events on this date. The cup had a picture of the community stone entrance and words of appreciation for Bill's long time devotion to this community and the HOA.

Roger offered a statement on the proxy vote process and the wording in the Proxy letter sent to property owners. While his name is on the letter as Proxy, no board member ever sees the actual votes, all returned votes go to Julie Moore, the Property Owner Services Manager and that she and one volunteer property owner count and verify the

votes. The reason his name is on the form as Proxy for those not attending the meeting is that someone in the corporation must authorize the proxy votes to be counted. The board will review this process before the next election and make the letter clearer on this issue.

Roger asked for any additional nominations for the 2007/2008 board from the floor and Julie distributed voting forms for those who needed them. Julie and a volunteer property owner left the room to count the votes during the meeting.

The attendees were asked to review the January Board Minutes as the meeting progresses and be ready later to vote on approval of the minutes.

During the **Open Forum** the following discussions took place.

Are the mowing contract dates posted and isn't the height of the cut too low?

Response: No, even though the vendor has a schedule, it may change due to weather conditions. The Grounds and Maintenance committee is trying to balance the process. The vendor raised the height of mowers after a discussion last year.

Does the vendor mow the right of way in front of houses?

Response: Yes, mowing should cover the easements.

**How can we reduce the cost of the electricity, especially at the pond fountain?
One property owner felt that the fountain at the Pavilion should be filled in and the land held for a potential community building to cut cost.**

Roger's response: This has come up before and that changing any amenities would require a 66% vote of the property owners after a petition signed by 50 lot owners is presented by a property owner to the board.

Most of the electrical cost is from the "dusk to dawn street lights owned by the power company" and not much can be done to change them. He did ask the G&M to review the cost of running the fountains at the ponds.

What can we do about trucks tearing up the berms at the entrance?

Roger's response: We cannot do much since these are now VDOT maintained roadways, we can not put up barriers (such as huge stones at the entrance). We believe that it is not the builders but rather large delivery trucks doing most of the damage but unless we see them doing it there isn't much we can do.

What about the non-standard white mailbox at corner of Starline Hollow?

Response: We cannot control that area, it is not within Runaway Bay property.

Are we making efforts to collect dues and late fees on the dues?

Response: We send out 2nd notices and add on late fees. We also accrue interest and file liens on the property if the property owners do not make payment within the timeframes required. Most owners will make payments before it reaches that stage.

Can we look in to adding a backboard to the tennis court?

Response: Roger asked the G&M to check into location and the ARC to review for approval. Discussion arose regarding the best material for the backboard.

This ended the Open Forum, next reports were offered:

Secretary Report: Karen Bragg reminded the folks to inform our Property Owners Service Manager of any changes of address, phone, email, etc. so that we can reach the property owners and can send information in a timely manner via email. An attendee list was circulating to make changes. She also reminded the attending folks that we have a sign up list for setting up and cleaning up for the May Picnic meeting and asked for volunteers.

Architectural Review Committee Report: Herbert Miller, ARC chair reported:

- We have 43 houses built
- 8 homes are under construction
- 1 under review for improvement

We have had 28 violations since July 2004, with none this past quarter

Grounds and Maintenance Committee Report: Sue Wallace spoke for the committee reporting that all of our roads are officially now the responsibility of Virginia Department of Transportation (VDOT). There was a question about independent snow plowing of the road if VDOT does not get to us early on, Richard Jenet stated that he believed that law would not allow that type of plowing. Roger stated that VDOT has been good at plowing the roads previously taken over in the community.

The new Pavilion well has been drilled, the pump is installed and G&M is waiting on the level control device to be installed. More will be reported at the May meeting.

Eden Environments will again get the mowing contract for 2007 with an agreement for 9 cuts this year. There will be some reseeding in common area.

To be done – work in progress –

1. Boat Launch Parking area will be striped
2. 2 community fountains to be inspected
3. Amenity Inspection – to be completed per the Mason and Mason Study for the Reserve Fund Plan.

Security and Safety Committee: Fred Bragg reported for Tom Dempsey, outgoing S&S Chair. The following was submitted-

1. There are 14 families participating on the Neighborhood Watch.
2. There have been no major incidents this past quarter
3. The NHW is a positive factor.
4. We have received no confirmation from Inland Games and Fisheries Dept. on installing Buoys. These buoys would hopefully slow down watercraft in the coves.

The Board Special Task Force was introduced and the two members reported on progress made.

Dave Skeen reported on the proposed modifications to the HOA bylaws, Covenants and other controlling documents have also been reviewed by our HOA attorney. One of the main points is that the membership of the board be changed from 5 to allow a range of 5 to 15 members. We are hoping to get approval from River Oaks our developer to remove all references to the "Declarant, River Oaks" from our documents since the property owners are now running the Runaway Bay HOA. We hope to vote in early 2008. Dave offered a "thank you" to Mike Lobue who was a major factor in getting these documents modified.

Mary Wither reported on the Force Main Septic Lines, which are sewer lines running throughout the community pumping septic fluids to those properties having offsite drain field areas. The lines are in the easements of most properties and must be marked before any digging can be done. MissUtility does not mark these lines as they are private rather than public lines (i.e. electric lines, gas, etc). Property owners are responsible for any damage done to these lines and must have them marked by private contractor whenever digging. The offsite septic drain fields require periodic clearing by property owners to prevent root damage.

Some of the input was a proposal that three letters go to the property owners on the offsite responsibilities via the ARC and that the \$1500 bond might be used if necessary for repairs. The emphasis is to educate the property owners on how to get the lines marked and how to avoid any breaks in those lines. The County Health Dept. can fine a property owner for not getting a break repaired.

John Banyi suggested informing VDOT about the lines to be sure that they are aware that they are in the easements so that the heavy trucks do not damage them.

Boat Association (Not an HOA issue, but an issue for some of our property owners). Information was presented by Richard Jenet. He stated that the docks are still owned by River Oaks and even though they have sent packages relating to forming an association, and have collected dues one time, and have had the docks numbered, they have not completed the transfer to the named property owners. There are 50 properties associated with these multi-slip docks and these owners need the help of all in the community to urge River Oaks to complete the transfer. River Oaks has submitted information to American Electric Power and it is hoped that AEP will enforce the requirements that they have in place or fine River Oaks for not meeting the requirements. The HOA board agreed to absorb the cost of a letter to the homeowners on this issue (one time only).

Taxes – Roger spoke about the latest Campbell County tax assessments in which property has been assessed at 20% to 50% higher than the last assessment. He noted that Virginia law requires the county to lower the tax rate so that total real estate revenue equals last years unless they announce a tax increase. Even without a tax rate increase, most will pay more taxes even at a lower rate due to the assessed values. We will have to wait and see the actual tax bills to know the full impact. Some members of the community challenged their individual assessments and were granted a reduction.

Treasurer's Report - Julie Moore gave the treasurers report for Bill Wallace. We have 4 T-bills earning interest. Our Reserve Fund (for future replacement of existing amenities) is on track for the yearly deposits to that account. Roger explained that we are following the requirements set by Virginia law that we have a Reserve Fund.

We have outstanding 2007 dues on 26 lots. Copies of the reports were passed out and will be available on request by property owners. Julie presented the **Quarterly Expense** statement and the statement was approved by the attending board members.

Minutes – Roger asked for a vote on accepting the January Board Minutes and this document was approved by the attending members.

Picnic – Roger reminded everyone of the Sunday, May 27th Meeting/Picnic. More data to come on this event via mail and the web site.

Board Elections – Julie presented the vote on the elections and the following are members of the new 2007 Board of Directors. The board decided after the meeting they would occupy the following positions.

Roger Winters – President
Herbert Miller – V. President/ARC Chair
Dave Skeen – Treasurer
Karen Bragg – Secretary
Richard Jenet – Member at Large

The meeting was adjourned.

Submitted by,
Karen Bragg, Secretary