

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

May 27th, 2007

Picnic Meeting

Draft Minutes

The Runaway Bay HOA, Inc. hosted the annual picnic meeting on Sunday, May 27th at 12 noon. This combination information and fellowship meeting was very successful with 140 folks attending.

Roger Winters, President, called the meeting to order by welcoming those attending and introducing the board members. Committee chairs were introduced as they presented reports later in the meeting.

There were no formal vote issues during this meeting with no closed session necessary. The first order of business on the agenda was the “question and answer” segment in which property owners could express concerns.

Question: Regarding the buoys – what has been done?

Answer: that will be addressed during the Safety and Security report.

Question: Does anyone know how to eliminate Carpenter Bees?

Answer: We all are working on this problem. Try hornet spray, Suggest going to EBUGS.net to find remedies.

Question: What has been done on the Dock Slip issue?

Answer: That will be addressed in a later report.

Question: What can we do to get speed limit signs?

Answer: The HOA board can send a letter to Virginia Department of Transportation requesting Residential Speed limits in our neighborhood.

Statement: Bruce Buley is planning to install a Hydro

Hoist on his dock and offered to work with others and his vendor in hopes that several jobs at one time might get a better price for all.

Question: Is there a bulletin board on our website?

Answer: No, we have a good deal of information for the webmaster

To do and that is something that may be too time consuming as this is done by a non-property owner volunteer.

Question: Are there regulations on the care of the Force Main Septic lines in the Community?

Answer: The HOA is trying to educate the property owners on the fact that these lines are here, and the ARC does inform the Property owners by letter that it is their responsibility to have a contractor mark the lines location before any digging is begun. Miss Utility does not mark them. It was discussed that there is no special treatment needed for the lines, but property owners are encouraged to inspect their sites to keep them clear of water seeking trees.

Reports followed:

Secretary, Karen Bragg reminded the membership that much of the communication is sent via email and that in order to be effective property owners must provide their Email addresses and any changes and let us know if you require a hard copy in the event that you do not have access to email.

Property Services Manager, Julie Moore presented the Treasurer's report in the absence of Dave Skeen, who is recovering from surgery.

- Julie stated that the finances were in good order at \$89.5% of budget for the present, however, there are still outstanding 2007 dues payments.
- Liens letters will be sent to any of the 17 lot owners who have not paid by June 1st.
- Our Reserve Fund account is on track and interest bearing accounts are being managed wisely.
- Financial reports were presented to the attendees.

Herbert Miller, Architectural Review Chair reported no current violations and updated info on the status of the houses in the community:

- 21 Full time homes
- 24 Part time homes
- 6 Homes under construction
- 2 Plans reviewed since last meeting
- 2 Improvement plans approved since last meeting
- 0 Violations since last meeting

George Lacombe, Grounds and Maintenance chairman presented the following, which included some answers to questions from the March 31st meeting.

- Power Costs in General – Our supplier Southside Electric Coop buys from Old Dominion Coop who in turn buys from an electric power generating facility such as VA Power.
- Street Lighting – Lamps used are numerous; Low or High Pressure Sodium (yellow light), Mercury Vapor (bluish light), Metal Halide (white light), Induction Lighting, LED's, Fluorescent (4 types) and Incandescent. Induction and LED's are relatively new and in very, very limited use. Low pressure sodium is the most efficient of the popular light sources used in Runaway Bay. RB has 44 fixtures installed throughout the development and we pay a fixed charge of \$546.92 per month at a per fixture charge of \$12.43. SEC provides total maintenance services.
- Pond Power Costs – Two ponds, Park and Clear Pointe Rd (Hidden Lake) are each metered separately and the nominal power costs have been as follows;

- Park - per year, ~ \$2,540 for 2005 and \$2,033 for 06. 2007 to date \$1,009
- Clear Pt - per year, ~ \$2,850 for 2005 and \$3,039 for 06. 2007 to date \$975.
- 2007 costs will escalate some now that fountains have been serviced and will operate properly with no nuisance tripping of the GFCB's and with the flood lights operational. Fountain operating hours currently are 12 hours per day (10am to 10pm) timer controlled with floodlights on from dusk to 10pm, timer controlled and adjusted to follow the sunset changes throughout the year. Monthly SEC bills will be monitored and operating hours adjusted to keep within the 2007 electrical power budget.
- Pond at Park – Keep or Fill In as some have suggested – The pond serves as a reservoir for the runoff water collected in the drainage ditches on both sides of Runaway Bay Rd from Mt Airy Rd to the ditch just before the entrance to the parking lot. The cost is only about \$8 per lot per year for it's electricity, and would it would be a huge cost ,if filled in, we would have to devise another means of handling water flood, the pond is necessary!
- Roads – Intersection of Mt Airy Rd and Runaway Bay Rd plus the many bends in the development roads show the results of traffic wear and tear due to drivers taking the shortest route to their destination, running off the asphalt and on to the grassy shoulder. Per VDOT large rocks cannot be used at any of these locations as a deterrent. The crushed stone placed by VDOT at some of the “s” turns is obviously an easy fix, certainly is not satisfactory and more of a headache now that the wayward drivers continue to cut corners, throwing the stones over the width of the road and well beyond the intended areas. We will contact VDOT and discuss possible alternatives.
- Tennis Court Backboards – Researched various options for backboard materials, namely wood, fiberglass and solid panels. Possible sizes – 8 or 10 ft high and 12, 16, 20 ft and larger in width that is determined by the skill level of the players and how many players at any one time. Manufacturers say the 16ft backboard is the most popular for private homes. Comparison – Wood has lowest initial cost, shortest life expectancy (3-5 yrs) and highest maintenance. 8ft x 16 ft = \$100.00 plus paint and installation. Guesstimate, \$300 to \$500. Fiberglass has a higher cost, provides better life (10 yrs) and decent performance features but is subject to damage with improper use. 8ft x 16ft = \$2,800 installed. 10 year warranty. Solid Panels have highest cost, virtually indestructible, suitable for any rebound sport, 20 year warranty. 10ft x 16ft = \$3,600 plus installation. Manufacturer says approx 4 hrs to install and very easy. A decision will be made once material and size finalized!
- Tree Removal – Spent approx. \$1,000 to date, due to two storms. First storm downed 4 trees. Second storm downed 8 trees and damaged footbridge to tennis court.
- Mowing – Alternative mowing practices have been proposed by a resident and will be considered at renewal of the mowing contract for 2008. The 2007 contract is to mow on a three week cycle at a cut height of 3 ¾ inches.

Karen Bragg, presented the Safety and Security committee report.

- Buoys are still a concern and this committee will try to determine the reason that VA Games and Fisheries have not issued a permit for our coves after a request was submitted in 2005. We will make an all out effort to have buoys installed this year.
- An answer to a previous question on signs – Karen had questioned a VDOT manager on the reason for not having speed limit in the neighborhood. She was told that a review would have to be made and that would not be done prior to the takeover of roads, now that our streets are under VDOT control, we should approach them to provide a need for the signs or get a good reason why this would not be done.
- Karen spoke about the fact that Boating classes were offered last year and a few folks participated in them. Now our VA Legislature has enacted a requirement to have all watercraft operators licensed. We will be working with Leesville Lake Association (LVLA) to schedule classes. Also, classes can be taken on the web for a fee of \$20; you may find the information on (www.boat-ed.com). Please review VA 29.1-735.2 which will outline the schedule of requirements for licensing. This law is age specific on dates when you are required to be certified and failure to comply will bring fines of \$100.

Tom Dempsey, Neighborhood Watch coordinator addressed questions about any theft at building sites or the boat storage area. He noted that that since the last meeting no thefts had occurred and that the presence of the NHW seems to be the key in the reduction of these kinds of problems. He also, reminded everyone that caution should be used as there is a presence of some wild animals in the area.

Richard Jenet reported that Amon McCormick of Waterfront Properties informed him that paperwork is being processed and that a meeting should be called with in the next few weeks to finalize the “**Boat Slip Association**” which will be made up of 50 lots assigned certain boat slips by the developer when the lots were originally sold. Currently some repairs are to be done before the final meeting.

Continuing concerns:

Roger reminded all that community area locks are changed annually and that they should contact our Property Services Manager to obtain the new combinations.

He also reminded that any property sales require a disclosure package be obtained from the HOA; this is a VA state law.

Roger reported that he assisted the LVLA by presenting reasons why the three counties bordering the lake should contribute funding to its cleanup. Present were the three County Supervisors and Administrators. LVLA is asking for \$20,000 per year per county for maintenance and Roger’s charts showed increased tax revenue to each county by maintaining the lake and attracting others to build here.

Roger read a passage relating to the reasons for Memorial Day and adjourned the meeting.

Next meeting is to be held on September 29th at Leesville UMC.