

# *Runaway Bay Homeowner's Association, Inc.*

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Draft Minutes  
December 8<sup>th</sup>, 2007

The Runaway Bay HOA Inc. December General meeting was held at Leesville United Methodist Church on December 8<sup>th</sup>, 2007. President, Roger Winters opened the meeting by asking the members to sign a card for our Webmaster, Jim Slagle and advised everyone one that since Jim does not charge us for the wonderful website that we are privileged to utilize, a check for \$500 will be sent to him for all of his time and effort over the past 4+ years. He also noted that there is a website calendar to allow members to keep up with HOA activities, we hope that everyone will utilize this new feature.

Roger then began the meeting with the “open forum” segment allowing individuals to speak for a four minute period.

Stan Goldsmith asked that the community embrace the concept of “Shop Altavista First”. Local merchants are aware of the need to improve their shops, to stock additional items in the stores and are trying to push the economy upward with these efforts. We would be improving the financial structure in our local town by asking for items that we do not see on the shelves, by telling the merchants that we want to support them, by always checking here before going to the larger towns to shop. Stan feels that this area can grow and improve and can provide any needed products if we are willing to support the current efforts to realize this growth through the local economic development plan.

Mike Lobue spoke of the upcoming Appalachian Electric Power meeting in which relicensing will be discussed. This phase of the plan deals with water quality, recreational locations and navigational aids. Mike noted that the Leesville Lake Association Board met with surrounding county Boards of Supervisors members with positive results, gaining support within these groups of tri-county leaders. Any review and responses to the AEP may be sent to [relicensing@gmail.com](mailto:relicensing@gmail.com).

Sam Skillman asked that the board look into starting a study on a “community club house”. Bill Wither suggested that a survey be sent to the property owners to make an inquiry on interest in this type of a structure. Roger asked if anyone would be interested in participating on this committee; Sam Skillman, Bill Wither, and Bill Wallace will investigate this issue.

Roger then closed the open forum and then asked that the minutes of the September 29<sup>th</sup> meeting be approved. There were no corrections and these minutes were approved.

During the Closed Forum the 2008 Financial Resolutions were presented:

Treasurer, Dave Skeen reported that our budget is in order and that the high cost items are in the mowing maintenance, the administrative services, including legal fees, and in some of the special projects. Dave reported that the projected income for 2008 will be \$141,980 and that we will target a reserve fund transfer of \$27,160 in 2008. After the board reviewed the 2008 budget Dave submitted Fiscal Resolution F07-03 that it be approved, Roger made a motion to approve and Karen seconded it.

Dave also submitted Resolution F07-04, the Dues statement which assessed the 2008 dues at \$416 with no increase over 2007. Roger made the motion to approve and Karen seconded. The resolutions passed with those present, as Herbert Miller and Richard Jenet were not in attendance.

Secretary, Karen Bragg reminded the members that it is important that each property owner provide all mailing information, that all information is kept confidential and that in order to get information out to the members in an economical way we use email as much as possible. Email distributions are sent blind copy so that the addresses are not revealed. Please send this information to our business manager to be added to the HOA listings.

Treasurer, Dave Skeen presented the quarterly budget for approval, he noted that all except two property owners have paid outstanding dues and that we are on target for this portion of the year. The reserve fund ending amount is \$72,277. The budget was approved.

Bill Wither, a member of the Architectural Review Committee reported that no building plans had been submitted since the last meeting and that there were not violations. To date we have 46 homes, 22 full time and 24 part time with 5 under construction. There have been 31 violation complaints since July 1, 2004 and all have been settled.

Grounds and Maintenance Chairman, George Lacombe presented his report.

1. Asphalt paving was completed in the community areas.
2. Tennis court backboard was installed and inspected.
3. Lines were repainted at the tennis courts.
4. Reseeding was done in specific areas.
5. Wood treatments were done by a contractor.
6. The Pavilion pond is dry and power is off. George is waiting on a response from River Oaks on the next course of action.
7. Received a refund of \$475 back from Southside Electric for a miscount in number of light posts in the community.
8. Weeds were cut from the boat storage area.

There was a concern that snow removal would be slow now that the roads have been taken over by VDOT, however we believe that since we had good service in the past that we should not have an issue.

Roger brought up the house for sale signs that were mentioned in the previous meeting, these signs are provided by the HOA and contain the HOA website as reference, these signs should be placed near the mailbox and must be put up and taken down by the property owner as soon as the home is sold. We do not allow Realtor signs, this is our substitute for realty signs and only one will be placed on a lot. This trial period will last for two years to determine whether or not it will be a permanent practice.

Roger reported on a recent presentation to the County Zoning Board of Appeals in which one of our property owners petitioned that board to lift a citation and allow him to operate his home as a "hotel". This property had no ARC permit or county permit for the completed size of this home, the property had been used to rent weekly and had exceeded all uses. Concerns were that any septic problems on this property might spill over to other properties or even to the lake, that the number of renters caused noise and chaos in the area, that our amenities were not meant for short-term renters and that the overall general structure of our development was being overlooked. After reviewing the information, listening to the property owner, his lawyer, our HOA President, Roger Winters and several members of the community, The Zoning Board decided against the appeal and the property owner was to cease and desist from using his home as a hotel.

Roger explained that we had not had a formal complaint regarding this issue and that we do have forms on line for such complaints. We only know about this issue from an adjoining property owner who was notified by the county. We are working to convince the county attorney that this board should be notified of any actions to be taken regarding this development.

Roger then turned to the Amendments of the Covenants which have been revised, reviewed by our attorney and will be sent with the dues statement. We urge each owner to approve these changes which will make it easier to read these documents, condensing several versions to one, to allow more board members on our panel, to allow an easier way for our vote to make necessary changes. **Please vote and return your ballot.**

**Nomination forms will be sent in the early part of the year for the General Election in March.**

*Information:*

Fred Bragg, a member of the pending Boat Dock Association reported on the status. He told the group that 50 property owners have dock space on these multislip docks. This issue has gone on even before we began the transition of our HOA, at this point AEP has inspected the docks and has ruled that some are not properly placed and must be relocated to the original position. After this is completed, AEP will accept an "Application for Assignment of Permit". Once in compliance, the Dock Owners Association will be ready to be formed here. Richard Jenet, who has been instrumental in

all of the discussions with River Oaks will meet with a representative this month. For the record, the community should be reminded that these boat slips are assigned (by Number on the slips) to specific lot owners and anyone other than the property owners using these docks are considered trespassers. These property owners have documents provided by River Oaks as to that assignment. The only community dock is the boat launch dock on Clear Point Run.

Roger adjourned the meeting by reminding everyone that the next meeting is the Election meeting on March.

Submitted by,  
Karen Bragg, Secretary]