

**Memo from Roger Winters, Outgoing President of the
Runaway Bay Homeowner's Association
29 March 2008**

On November 1, 2003, an adhoc group of Runaway Bay property owners met to discuss and start planning for the transition of the Home Owners Association from the Developer "River Oaks" to the Property Owners. The group decided to form a Transition Advisory Committee (TAC) to oversee the transition process.

The group selected the following people to serve on the TAC:

- President: Roger L. Winters**
- Vice President: Mike Lobue**
- Non-resident Representative: Jim Slagle**
also agreed to create a web site for the TAC/HOA
- Treasurer: Jane Long**
- Secretary: Karen Bragg**

The TAC worked months with the developer to resolve many items on a very large "punch list". Later the developer solicited nominees for a property owner run Board of Directors and elections were held on 1 April 2004. Somehow I ended up as President of the Association.

Thus began the process of the Property Owners running the Association and the TAC's job was over. Little did I know or expect that after 4 years I would still be the President of the Association. At this time only Karen Bragg and I remain on the board of those original members.

During the past four years I've had the pleasure to work with many very talented, hard working and dedicated Board Members.

Karen Bragg has served as Secretary these four years.

Mike Lobue served as Vice President and Treasurer.

Bill Wallace later served as Treasurer and Head of the Architectural Review Committee.

Currently Herbert Miller is the Vice President and the Head of the Architectural Review Committee.

Dave Skeen is our current Treasurer

Jim Slagle and currently Richard Jenet each have served as "at large" Board Members.

I also want to say how grateful I am for the folks that have volunteered and worked very hard on the various committees (Grounds and Maintenance, Safety and Security, Architectural Review, and the various adhoc committees and teams formed for special projects). George Lacombe as chair of the G&M and Karen

Bragg as chair of S&S committee deserve special recognition for the work their teams have accomplished. There are just too many folks to mention them all by name but they do a great job, and often with little public awareness of their efforts or thanks.

Jim Slagle for the past 4 years continues to host and manage our HOA web site free of charge even though he no longer owns property here at Runaway Bay. I can not say how lucky this community is to have Jim Slagle's expertise and hard work as we have a fabulous HOA web site that has received a lot of great compliments. We truly owe Jim a lot of thanks for all he does.

I would also like to thank Tom Dempsey for heading up the Neighborhood Watch Program and all the volunteers that do the daily patrols. The Neighborhood Watch Program is one of the most successful in the entire area.

As you know, the Board and Committees and adhoc groups are unpaid volunteers that work for the good of the community. I believe everyone owes them all a great deal of thanks and support.

I would also like to mention the great job Julie Moore has done as our CPA and Property Owners' Services Manager. While Julie is under contract to perform these duties, she has been like one of the team and often goes way beyond what we pay her to do. It has been my great pleasure to have worked with her these past four years.

I've also had the pleasure of working with, conversing with and meeting many property owners over the past four years and I can say that with few exceptions I really enjoyed getting to know them, working with them and trying to answer their questions or addressing their concerns and issues.

Attached to this memo is a list of some of the more significant Association accomplishments that I have had the pleasure to witness these past 4 years and I again thank everyone who has given their time and expertise to the Homeowner's Association.

Having retired nearly 5 years ago, I feel that it is now time for me to focus on other things, namely my family, church and friends so I did not run for the board this time. However, I know I will leave the Association a much better organization than when we started four years ago. I also know that I leave it in good hands. I will continue to be available to the board as an advisor or a source of historical information if they need me. Again, I thank everyone who has in any way helped to make this Homeowner's Association one of the best. Good luck and God Bless!

Sincerely, Roger L. Winters