

# *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](http://www.runawaybayhoa.org)*

## **Annual Election Meeting March 29, 2008**

The Annual Election Meeting of the Runaway Bay HOA was held on March 29<sup>th</sup>, 2008 at 1pm. Roger Winters, President opened the meeting by introducing the current Board members and asked each person in attendance to introduce themselves. A quorum was represented by this attendance.

Roger stated that copies of the past minutes of Dec. 07 were being circulated for review and that time would be given later in the meeting to vote on approving the minutes.

Then Julie Moore, our Property Owner Services Manager (POS Mgr) was introduced and asked to state the names of those nominated for the 2008 board. Once the slate was given, the attendees were asked if there were nominations from the floor. No additional nominees were named, so Roger asked if anyone wanted a proxy sheet, wished to vote in person or needed their proxies returned to change their votes, there were none. Roger then authorized proxy entries to be counted for vote. Julie requested that Loretta Zimmerman (a property owner) help her with the count and verify its accuracy, Roger approved and dismissed them to begin the count.

The President then asked if there were any amendments to the prior minutes and receiving none asked the attendees to vote to approve the minutes. There were no amendments and approval was given by all in attendance.

Roger opened the floor to the membership for questions or comments.

The board was thanked for the installation of buoys in our coves. (This would be addressed in more detail later in the Safety/Security Committee report).

A question concerning door-to-door soliciting resulted in a discussion on the pros and cons of attempting to ban this type of activity. After considering that Girls Scout cookie sales would be affected, and that enforcement of "no soliciting" would be difficult, the decision was not to take any actions. However it was suggested that since soliciting could be a safety concern that they should be reported to the Neighborhood Watch or the Safety and Security Committee as a precaution.

Also mentioned that newspaper carriers occasionally place extra newspapers in mailboxes as a means to solicit sales without regard that someone may be away or that it

might be a second home. Some folks have removed these papers because after a while it becomes clear no one is home and it becomes a security concern (neighbors looking out for neighbors). Herbert Miller, ARC chair indicated that he would inform the carrier not to leave extra papers.

Secretary, Karen Bragg, reminded all members to report any phone, address, and email changes to Julie Moore, POS Mgr at the address or phone number on our letterhead. Also she asked that anyone requesting storage or boat launch gate lock combinations to do so at least several days ahead of need so that she has time to get back to you with the information during the work week. Julie's work hours are Monday to Friday, 9am to 5pm.

Treasurer, Dave Skeen reported that the current Reserve Fund account total is \$72,653.49 and is raised by approximately \$30,000 each year. Regarding dues, we have 3 lots with liens on them and we still have 24 lots which have not paid totaling \$11,648. Letters regarding these late payments have been sent to the property owners concerned. The 1<sup>st</sup> quarter budget expenses were \$19,397.86. A motion was made by Herbert Miller and seconded by Richard Jenet and these expenses were approved by unanimous vote by all five Board members. When speaking about the Reserve Fund Study, Dave was asked if the study was ever reviewed. It is to be reviewed every year by the board and Grounds and Maintenance Committee and professionally updated every five years.

Architectural Review Committee Chair, Herbert Miller reported that one home plan had been approved this past quarter. Currently there are 5 homes under construction and 47 completed homes of which 22 are full time residences.

George Lacombe, Grounds and Maintenance Chair provided updated information regarding the Pavilion Pond, which has been part of an ongoing project. This pond has not retained water and the fountain has been turned off while the water flow is low. A recent re-inspection of the pond by Falwell Plumbing indicates that there is a leak around the pond overflow pipe and George is working with them to see what can be done to correct the problem. River Oaks has paid for the work that has been done to this point and concern is that they will eventually stop contributing. Roger has documentation that River Oaks plans to cover the cost till the issue is resolved. Answers to related questions were: we need to keep the pond instead of filling it in with dirt because it is part of the overall drainage system here. The walls of the pond dam may become a factor and the county has not reviewed the new well, which is not adequate for the pond. George will get an assessment from the contractor to see if we can pull water from the lake to fill the pond.

George also answered that he would check the bridge at the Pavilion for stability and that the mowing program for the year is scheduled approximately every three weeks or nine times during the year. We are still trying to find a good program for seeding bare areas in the community and it was hard to do last year with the lack of rain.

A request was made to obtain a basketball backboard with net for the Pavilion area, Carmen Perri made the motion and Joe Acker seconded the motion . The Board and members approved with no dissenting votes.

Safety and Security Chair, Karen Bragg shared good news that the 5 new “no wake” buoys were installed in our coves. These buoys have been approved by the Campbell County Board of Supervisors and the Virginia Department of Game and Inland Fisheries. Karen then discussed the fact that the community needs a storage unit to securely hold items that we are purchasing such as picnic tables, chairs, tents, and the HOA required mailboxes. She asked for a board vote to allow purchase of this shed with a cap of \$2000. Motion for this shed was made by Carmen Perri and seconded by Kathy Perri and the board and membership voted yes with no negative votes.

Richard Jenet reported for the Boat Dock Association that orange flags have been placed along the 620’ mark around the community. This survey is being done by River Oaks under direction of AEP to assure that all multi-slip docks are in proper placement. This compliance hopefully will get the Boat Dock Association a little closer to completing the permits necessary for AEP to issue the needed approval so the Dock Association can become officially an independent organization.

A Special Review Team had looked at the feasibility of building a clubhouse in the community. After talking with builders, asking for resident interest and input, finding information on line on buildings that might be considered, etc, the team felt that this is not the right time to consider such a project. This would require a 66% vote of all the property owners, and would exceed our HOA budget with maintenance and utility costs, not to mention mortgage, etc. It would also require dues to be increased by 10% or more for several years. They could not justify enough usage of a clubhouse to make this expense worthwhile. There are not enough permanent residents nor enough interest in a clubhouse at this time.

Mike Lobue reported on the Financial Review, which he and Jim LeCleir a member of the Association of Lake Area Communities (ALAC) conducted with the aid of Dave Skeen, the Association Treasurer and Julie Moore, our POS Mgr. All in all our organization is in good shape and is considered by the review team as a very well managed Association, however there are ways to improve. The review recommended the board amend the process for writing checks to ensure that our CPA/POS Mgr can not write checks to herself, even for authorized reimbursable expenses. The review team recommended that the Association place funds in accounts with multiple banks so that the accounts do not exceed the FDIC insurance limit of \$100,000. The team further noted that the board should approve all contracts during an open board meeting.

The original documentation from River Oaks read that annual meetings should be conducted on the first (non-holiday) day of January of each year. The board hopes to change this in the by-laws to the current timeframe of “by first week in April” due to the fact that the majority of property owners would most likely have difficulty traveling here during January and we want maximum participation. We are aiming for dates that can be

attended easily. The review also stated that one very delinquent account now in bankruptcy should be written off at some point, but according to our attorney we are not at the point of needing to do this yet. Also, the property owners should receive more detailed reports on reserve monies. All board resolutions should be posted on the HOA website in a more prompt manner. The board thanked Mike and Jim for a detailed review and the Treasurer Dave Skeen and POS Mgr Julie Moore for doing such an excellent job.

Mike Lobue, also spoke about the Leesville Lake Association urging our HOA members to review the latest information on assignment of dock permits when property is sold on both Leesville and Smith Mt. Lakes. He also invited all LVL members to attend the April 10<sup>th</sup> meeting where maps of our lake will be available.

Roger reviewed the status of the membership vote on the modifications to our Restrictive Covenants and by-laws. At this time not all members have returned their ballots and we must have an affirmative vote of 66% to pass these amendments. Of the 151 votes returned, 98% were in favor of the changes. Our attorney indicated that the forms can be re-sent to those who have not responded; therefore hopefully the 2<sup>nd</sup> mailing will result in the 66% approval vote that is needed.

Tom Dempsey, coordinator for the Neighborhood Watch reported that there are now 19 patroller families and that we have had occasional security alarms going off, perhaps because of electrical power glitches here. He also reminded us that we should report trees down during bad weather. County Police officers commend the good work that this NHW performs.

**Reminder Information:**

We do have two folks testing the “For Sale” signs approved and purchased by the HOA which only have the HOA website listed in the signs.

The procedure is changing a bit for Mailbox installation. Property owners will purchase the units and will work with their building or other contractors to install them. Anyone needing the boxes should contact our POS Mgr, Julie Moore.

Leesville United Methodist Church will be selling tables and chairs and this HOA will purchase some to use during our Annual Picnics. The HOA also donated \$100 to the church as many of our meetings are held there at no cost.

Remember that a disclosure package is mandatory at the sale of a house. This package can be purchased by contacting our POS Mgr and the owner should allow 14 days for processing the information.

Annually locks for the launch and storage areas are changed, the POS Mgr can be reached Monday to Fridays from 9am to 5pm, but please do not wait till you need the information, allow a couple of days to obtain this information. You must provide information and must be in good standing before you receive the combinations.

After all the information was communicated Roger reviewed the accomplishments of the board since the beginning in November, 2003. These accomplishments can be found on the website listed in the letterhead. This is the last meeting that Roger will preside as he is stepping down from the board.

Vice President, Herbert Miller, presented Roger with an engraved clock as a memento of his service to our community.

Roger then asked Julie to announce the new board members who after the meeting determined that the board positions would be filled as follows:

- Herbert Miller, President
- Bill Wither, Vice President and ARC Chair
- Dave Skeen, Treasurer
- Richard Jenet, Member at Large
- Karen Bragg, Secretary

The POS Mgr and Secretary signed the Certification of Board Election.

Our next meeting will be held on May 24<sup>th</sup> at 12 noon at our Pavilion, which will be followed by catered BBQ picnic. We hope to see you there, additional information will be posted on the website.

The meeting was adjourned by Roger Winters.

*Editorial comment by the Secretary: Roger has been our organizer, our conscience, and our peacemaker who has kept us on track during the past years. We wish him well as he starts new projects.*

Karen Bragg, Secretary

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Runaway Bay Annual Picnic Meeting May 24<sup>th</sup>, 12Noon  
at the Community Pavilion Runaway Bay Road

Catered

Lunch to Follow

Please let us know the following by **May 12<sup>th</sup>** so that we will have an accurate count of those wishing to attend. Please copy/paste the requested information and send to this email address: [vette92lt1@embarqmail.com](mailto:vette92lt1@embarqmail.com)

Name of Property Owners Attending \_\_\_\_\_  
RBHOA Lot # \_\_\_\_\_  
Number of Folks Attending \_\_\_\_\_  
No. of Adults \_\_\_\_\_ No. of Children Under 8 \_\_\_\_\_  
Names of attendees in your group \_\_\_\_\_