

Runaway Bay Homeowner's Association, Inc.

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Meeting Minutes for May 24th, 2008

The Runaway Bay HOA annual picnic meeting began at noon on May 24th with the attending members of the Board of Directors (Richard Jenet , Karen Bragg) being introduced by Vice President, Bill Wither and with those in attendance stating their names and lot locations. There were approximately 100 in attendance for this event; we may not have counted all the children.

CLOSED FORUM:

The Board had several items on the agenda to vote on, the following were brought to the floor by Bill, each will be recorded as 1st motion by Richard Jenet and the 2nd by Karen Bragg. Each would require all three members to vote yes to receive approval.

1. Vote to approve expenditures since previous meeting of March 29th. Passed
2. Vote to approve committees and individuals assigned. Passed.
3. Vote to approve F05-01 Fiscal Resolution. Passed.
4. Vote to approve Property Owner Services Manager contract for one year. Passed.
5. Vote to approve purchase of 10 mailboxes. Passed.
6. Vote to approve the purchase of additional Neighborhood Watch magnetic vehicle signs as good will help for the neighborhood. Passed.
7. Vote to approve purchase of a Basketball hoop and stand for the Pavilion area. Passed.

MARCH 29 Minutes:

After the question period, Bill closed the Forum and asked that the minutes be approved, Karen Bragg stated that the draft had been changed in two areas and the board and members approved the changes. Changes related to the annual review where a statement was corrected regarding the process for recording minutes and for adding that a discussion occurred regarding Gazebos not being allowed on the front lawns of homes. All can be read on the website. After the changes were read the minutes were approved.

BOARD AND COMMITTEE REPORTS:

Secretary, Karen Bragg, greeted the attendees, then reminded the assembly of how important it is to report address, email address, phone numbers, etc. to our Property Manager, Julie Moore. E-Mail is the main information vehicle for the HOA and we want everyone to receive the information so that they will be aware of our Picnic meetings as well as all information that would be of concern to our property owners.

(One thing that was left out – Thanks to all who helped set up and clean up during the event- Carmen and Kathy Perri & family members, Tom and Sandy Dempsey, and Jan and Don Parry.)

Bill Wither, wearing many hats during the meeting, reported **for Treasurer, Dave Skeen**, stating that we still have some dues not yet paid- a total of 10 and that liens are due to be processed on delinquent payments.

Bill related that 87.4% or \$124,066.74 has been received in Revenues and that Operation Fund Expenses are at 18.3% or \$22,144.

Bill tipped his hat in another direction and gave the **Architectural Review Committee Report**, which included:

Total Homes Built = 47

Total Homes under Construction = 6

New Home Plans Reviewed = 1

New Home Plans Approved in 2008 = 2

Covenant Violations Processed/Settled since July 1, 2004 = 30

Grounds and Maintenance Report was given by member, Sue Wallace, who informed us that repair of the Pavilion fountain will begin in June, there is a possibility that the motor may be replaced.

Sue reported on a question from the March meeting telling us that there is ongoing discussion as to whether the Gazebo on the walking trail could be moved since it was built with a base that would be hard to lifted and reconstructed.

Sue also noted that after input from the community in the previous meeting - - A discussion with the mowing vendor lead to a commitment to rotate the work in a more timely manner.

There will be some work do at the Tennis Court Gate and installation of a Basketball net/goal will be purchased now that the approval was done.

The area was sprayed for the Picnic.

Safety and Security Report: Karen Bragg reported that VA Game and Inland Fisheries approved the buoys; buoys were installed prior to the March meeting. Some of the attending member stated that they felt the buoys are already helping to keep “no wake” in our coves.

Karen reminded all that Leesville Lake Association is sponsoring Boating classes and that everyone will need these classes and certificates in order to pilot a vessel, so all show be planning to take the classes. A group from Runaway Bay participated in a class two summers ago and we all encourage you do so as well.

The community needed a safe place to store table, chairs, supplies, and extra mailboxes- thanks to the 2008 S&S Chair, Carmen Perri, and a group of volunteers, we now have that building completed at a significant savings and superior quality over a factory-built building.

Karen reminded the group that only property owners should have the combination to our secure areas on a need basis. Vendors should be escorted by either the lot owner or

by asking a local resident to meet the vendor should there be a time that the lot owner could not get here at the time of the work to be done.

Our Property Owners Service Manager is the only person who has all information on property owners being in good standing or having a violation. Property Owners must be in good standing to receive lock combinations from our POS.

News and Information:

Audit Report: Bill Wither reported that the board is in process of reviewing and answering the points to be address in the report given during the March meeting.

Neighborhood Watch Report: Tom Dempsey, coordinator, reported that County Police Force tells us that we have the best NHW in the county, other folks are aware of our presence and that is an asset in deterring problems here. Tom also recommended that we be cautious as we enjoy the summer here, we do have various wild animals in the area. Keep trash secure and be aware of locations where the animals have been seen help in being safe. (We have seen Fox, Bobcat, Deer, Raccoon, and Bear).

Mailboxes: Check with POS to purchases a mailbox, Property Owner responsible to install the boxes.

Status of membership Vote on modification of documents: To this point a few more votes are necessary to pass the modifications presented for consideration by the Property Owners Services Manager. The Property Owners who have not done so are urged to participate in this vote.

Update on Multi-slip Dock Association: Richard Jenet reported that River Oaks is waiting on AEP, Appalachian Electric Power to inspect the dock, any final repairs to be done, then after the docks meet AEP requirements we may actually have the docks turned over to the Dock Association.

OPEN FORUM:

There was a discussion on when the Pavilion Fountain would be repaired. The response was that this is be managed by River Oaks and we are waiting for them. More info will be noted in the G&M report.

A question was asked if the same procedure of “Deer Thinning” would occur this year. This will be discussed by the board closer to that time frame.

Interest in the boating classes prompted Mike Lobue, President of the Leesville Lake Association to state that LVL is planning a class in August . Information can be on the LVL website.

Reminders:

- Any sale of property requires a Disclosure packet.
- Folks planning to build are urged to familiarize themselves with County Codes and the Runaway Bay Covenants and Standards.
- Combinations are changed the first of December each year. Contact the POS to obtain the information. Property Owners Services Manager should be in good standing before receiving the codes.
- Next meeting will be held September 20 at 1pm at Leesville UMC.

Mike Lobue, Leesville Lake President reminded the group that the Lake Clean Up Day will be held on June 7th and he urged all to participate.

Bill Wallace announced that Jefferson Choral Society would be singing during the evening at the D Day Memorial, as is the custom for Memorial Day weekend.

The meeting was adjourned after Grace was offered by Jan Parry.

Submitted by,
Karen Bragg
Secretary