

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

HOA Board Meeting 20 September 2008, 1:00pm

President, Herbert Miller welcomed all attendees and introduced Patrick Tweedy, from Campbell County Board of Zoning. Mr. Tweedy will be speaking at the end of the meeting. Herb stated that due to other meetings at the facility, the meeting today must end by 3pm.

The first item of the day was the Closed Forum:

- Item 1 was to vote to approve expenditures for the last four months. The 5 board members reviewed the financial report. Bill Wither made the motion to approve, Richard Jenet seconded the motion and all approved.
- Item 2 was to vote on Deer Herd Reduction Program. Herb opened with the proposal to follow the guidelines set in the 2007 bow hunting policy. Mike Lobue asked if we could use shotguns. Herb said there is a concern with the range that bullets could travel. Therefore, anything other than bow would not be considered at this time. Roger Winters asked if we would allow anyone outside the neighborhood, particularly local Deputies, to bow hunt within the area. Herb stated that the board at this time has decided to limit hunting to property owners. Karen Skillman asked if a friend could help with the thinning of the herd if the property owner accompanied them? Richard Jenet reminded everyone that we still need this person to be approved and must have a valid license. Herb added that a friend would still need to have our approval forms. Question/answer – Can you bait deer? It is illegal to bait deer. Barry Swinehart will again take up to 25 applications, forward them to Karen Bragg for final HOA approval with the HOA Seal. The form would be copied and returned to the hunter. The individual would have to have the form on his person when he/she is out in the field. Herb recommended the passing of the Deer Herd Reduction policy with the changes suggested. That is, the policy be updated to include the friends of property owners as long as the property owner accompanied the hunter while in the area.. Bill Wither made the motion to accept and Dave Skeen followed with the second. All 5 members approved.
 - There was a request that the designated hunting areas be marked on a map and provided to the property owners (those

that have homes in the area) along with the policy. This action will be taken.

Once the Closed Forum was completed Herb then opened the floor to the membership.

It was asked that the landscaping-at the entrance to Runaway Bay be completed to include the trimming of bushes and weeding of the garden area. George Lacombe, Grounds and Maintenance Chair stated that he has asked the landscaper to include clean up at the entrance. A request was made to have the Neighborhood Watch sign, located at the entrance to Runaway Bay, moved to a location where it can be readily seen and to have it reset so it is not leaning. It was suggested that some folks would be willing to help with a volunteer group to work on the landscaping, but most likely would not be a good idea to purchase any major equipment such as riding mowers, etc. A contractor is in place to maintain the HOA common areas. It was asked that high grass be cut so that grazing deer on the sides of the roadway can be more easily seen. Herb asked George Lacombe why work isn't done in a consistent time frame. George stated that they break up the work into thirds and take 3 weeks to complete the job. It was suggested that something be added to contract requirements so this work will be done completely, all within one week, each time a mowing takes place.

Richard Jenet stated that he found beach towels on his patio that were not his. He thought the Neighborhood Watch group should be made aware. No one should be entering on private property without the home/property owner's permission.

It was suggested each property owner cut his own and some surrounding area possibly within the HOA right away or other property owners area. That would make any individual liable for damages or accidents when working on others lots, therefore, Herb asked that only the vendor, who is under contract and covered by insurance, mow HOA common property. Any private property that is mowed is at the mowers own risk.

Mike Lobue offered the 2009 Leesville Lake Photo Calendars for sale at the price of \$10 which goes to the Leesville Lake Association.

Herb then asked that the membership approve the May 24th General Board Meeting Minutes and asked for any comments or corrections before the vote. With no edits, Richard Jenet made the motion for the approval and Herb seconded the motion after which all attending members approved that report.

Board and Committee Reports:

Secretary Report: Karen Bragg asked if the membership would like to participate in another sale/purchase of HOA hats and shirts. Since there was enough positive response, Karen will work to have the product available for sale

at the 2009 Annual Picnic. Karen also asked that property owners remember to alert Julie of any changes in addresses, phone numbers, and email information.

Treasurer's Report - Financial report – Dave Skeen, Treasurer, stated that the HOA does not have any accounts with over \$100K (FDIC limit for insurance purposes). There is currently 3 unpaid dues accounts consisting of 5 lots, and liens are being attached to these accounts. Dave told those in attendance that our yearly budget is approximately \$125K and that we currently have approximately \$100K in our reserve fund. Dave stated that the HOA will have to start spending some of the reserve fund for the repair of amenities in the coming year. The upcoming mandatory external 5-year audit to be accomplished in 2009 could cost the HOA between \$4000 and \$15,000. Further research will be done to determine the extent of the audit and the actual costs. There is also the requirement to update the Reserve Fund Study every 5 years and the cost for that has yet to be determined. The 2009 Annual Budget will be presented at the General Membership meeting scheduled for 12/13/2008. The budget development working meetings will commence on 11/14/2008 in preparation for the December meeting.

Architectural Review Committee (ARC) Report – Bill Wither, Chair, gave the Activity Report for this committee. Homes built number 50 with 4 currently under construction. Four plans have been reviewed and approved so far in 2008, with 1 of those this past quarter. Bill stated that there is a Proposal to amend the “ARC Standards”. The specific concerns are to provide a common procedure for requesting driveway and culvert installation. None exist in the current ARC Standards. . With regard to removal of trees and brush, the present ARC Standards do not address removal of trees or brush on undeveloped lots. The committee is particularly concerned about clearing that creates the potential for erosion and detracts from the character of the development. The ARC amendments will be sent out to the membership 30 days in advance of the next general meeting for discussion and comment at that meeting. It was suggested that language should define adequate latitude so ARC does not have to review all mowing. Bill Wallace added that landscaping should be maintained. Bill Wither said the ARC recognizes that not all wish to maintain a finished lawn and is seeking a middle ground between lawns and completely natural. Landscaping plans are necessary but need not be as detailed as it appears are presently required. The ARC will consider submitting revised language to reflect that.

Grounds and Maintenance Committee Report – George Lacombe, Chair reported on:

The Status of pavilion pond leaking. Herb highlighted the information, as time was getting short to complete the meeting. George had proposed to vote to approve the expenditure up to \$3000.00 to repair the pond and still work toward getting the Developer - River Oaks to pay for this expense. This pond has been inspected; holes existed and need to be sealed. The Motion was made by Herb

to approve and Richard Jenet seconded for vote. Discussion: Fred Bragg suggests putting in pipe and filling in the Fountain since the repairs have not been completed in 4 years. Herb stated that we are trying to work with River Oaks to insure they pick up the bill for this repair. Herb asked the board to look for anything that addressed the original talks with River Oaks and their responsibility to make the pond right, Bill Wallace suggested that we should get a second opinion and take pictures. Mike Lobue suggested that we wait to have River Oaks do the work. George Lacombe did take pictures and stated that Falwell Company did feel that they could correct the problem. Herb called for a vote on the motion that was on the floor to spend up to \$3000.00 to repair the pond. The proposal passed unanimously.

George stated that we soon will have to have work done on erosion in the boat storage area. The Board is looking at the reserve fund to accomplish this work and how much work should actually be done on the storage area.

Safety and Security Committee Report – Mike Lobue, S&S member gave the report for Chair, Carmen Perri:

No Wake Buoys have been installed in Runaway Bay Coves with some having to be replaced already. A team of several folks has placed five buoys and has replaced two buoys and modified the cable anchoring system on four of the buoys. We were able to get 3 replacements from the vendor for those that did not float properly. It was noted that boaters are obeying the no wake zones, however we have some of our own homeowners who do not obey the no wake regulations while on the jet skis. Please Property Owners, help us keep our coves safe by obeying the rules!

Barry Swinehart will deliver any donated deer from the deer thinning period to DAWN, a local help organization. The HOA has pledged \$650 to aid in processing the game that is to be donated to feed the less fortunate.

News and Information:

2008 Financial Review: The review of the 2007 books is being reviewed and corrective action taken. The final results will be reported at the December 2008 meeting.

Neighborhood Watch Report – Karen Bragg reported for Ron Long, Chair, that Ron thanks all the participants for reporting as they tour and that any extra help keeping an eye on any docks under construction by a contractor for a property owner would be appreciated since there has been some vandalism and burglary occurring.

Participants should use Magnetic Neighborhood Watch auto signs and Ron has them available for any full or part time Watch members.

HOA provided “House for Sale” signs: Two are in place with two more available for use.

Procedural Change on Acquiring HOA required Standard Mailbox.

Herb reported:

- Property Owners will obtain standard mailboxes from Property Owner Services Manager
- Property owner is responsible for installation.
- We have 10 mailboxes on order, that should be delivered within a few weeks.

Status of Membership Vote on modification to Declaration of Covenants, Conditions and Restrictions and By-Laws.

Herb reported:

- Results of Vote
 - We needed 66% of 305 votes in the affirmative to approve the changes. (Need 201 in the affirmative to approve.)
 - We have received the necessary votes for approval of the amendments. We have 250.5 votes submitted. (225.5 voted yes and 25 voted no.)
- Plan of Action on how to proceed –
 - The board must get final version signed, notarized.
 - Our Property Owner Services Manager will submit copies to both Bedford and Campbell County Clerk’s office for official filing

Update on Multi-slip Dock Association (Richard Jenet) (of interest to but not part of HOA, it is a separate Association): Richard reported that a permit is to be turned over to Dock Assoc. by River Oaks – being fixed but only to existing permit. 1 dock has 2 ramps, 1 will be removed, 1 is 100ft too long and that has to be fixed(6 slips), stabilizers will be added. The Dock Association is incorporated, but is still operated by River Oaks at this time.

Mr. Pat Tweedy, Chair of Campbell Co. Zoning Commission spoke on Controls regarding rules on zoning. He said at one time there was no residential building on Leesville Lake, so regulations were not reviewed for the lake. Currently Lakefront = front yard and no structures are to be placed in front yards. The Zoning Commission is willing to make changes, looking at boathouse, gazebo, etc. He stated that there should be a control on types, size, and location of structures. Mr. Tweedy agreed to join our meeting to discuss and see if there are any other issues to be presented. Concerns were offered on the following: Houses obstructing other houses view of the lake - feels that county should have a review; How to regulate off site pumping and asked that county

review to add guidelines on management on these offsite septic. Septic system regulations should be in place. Mr. Tweedy said that he would take to Health Dept. Mr. Tweedy stated that response takes time for review, write, and holding public hearing; it would be 2009 before new regulations would be in effect. Other concerns were expressed about the size of out buildings; Mr. Tweedy stated that HOA could still add restrictions. Regarding-short term rentals- by week, zoning wording should be tightened to insure that short term rentals are not allowed in zoned residential areas. Our development covers 2 counties; can we coordinate between Bedford and Campbell? Mr. Tweedy assured us that he would take all of these issues to the proper departments in Campbell County Government.

Reminders:

- HOA Disclosure Packet requirement if selling property.
- We strongly encourage folks to familiarize themselves with County Code and Runaway Bay Covenants and Architectural and Community Standards.
- Let Property Owner Services Manager know of any address, phone, or e-mail changes. This information will not be disclosed to anyone outside the Board of Directors, Property Owners' Services Manager, and Committees as needed, we value your privacy!
- Combinations Locks to Boat Storage lot and Boat Launch gate are changed in Dec each year!
 - Contact the Property Owners' Services Manager at the above number to get the new combination. Registration of stored Vehicles is required to get the boat storage lot combination. Combinations to the locks are NOT to be shared with others, especially non-property owners and should be processed by our Property Manager only as she is the only person who can accurately verify that an individual is a property owner in good standing with the HOA. We need registration information in case of emergency with vessels docked at the launch area.

Closing Remarks

Next Board Meeting– The next General Board meeting will be 13 December 2008 at 1:00pm at the Leesville United Methodist Church (additional information will be posted on the HOA web site when available)

Submitted by
Karen Bragg
Secretary