

Runaway Bay Homeowner's Association, Inc.

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Draft

HOA General Board Meeting

December 13, 2008

Herbert Miller, President opened the meeting by explaining the difference between a General Membership and a Board of Directors meeting. The important points to remember are that General Membership meetings allow public participation while a Board meeting is open to membership observation but does not allow membership participation in the deliberations, and a Consent agenda may be set to be approved by the board without further discussion on non-controversial items.

The General Membership meeting was then called to order.

Herb introduced the guest speaker, Jo Kelley, Executive Director for Altavista On Track, a Virginia Main Street Program working to revitalize the main street area in Altavista. Jo stated this group is experiencing many challenges implementing the Main Street Program. She stated that she was pleased to have Herb participating on the Economic Restructuring Committee. She reminded the group that Altavista has lost significant manufacturing employment between the Lane Company and Burlington Industries closing in 2003. The town has been trying to recoup ever since. In 2004, organizers brought forth steps to become a Virginia Main Street Township and the organization has received to date \$125,000 to develop the downtown area. Altavista On Track has also received funding from both Campbell County and the city to assist in the revitalization efforts. There is a \$100,000 available to property owners to provide \$10,000 matching fund grants for business owners to make property improvements. Fortunately, architectural help has been offered to benefit the appearance of the community as well. A national historic grant is in place to see which structures might be considered under the historic preservation program. The organization has an Altavista On Track web site setup offering public review of the work that is being accomplished. They are now focusing on business retention and improvement, expanding marketing, and are asking everyone to shop, give ideas, and volunteer to support the restructuring efforts. She stated that the first leg of development has money in place, but no guarantee as to what will happen to further development due to the current recession. Business owners are interested in bringing in goods and services that the public needs and desires, so please let them know your needs.

OPEN FORUM

Herb reported for Barry Swinehart the results of the Deer Reduction Program so far this year. Five deer have been harvested in Runaway Bay and others in the immediate surrounding area of our community. The HOA will allow only bow hunting by properly licensed members of the HOA and their guests. A Runaway Bay permit is required by all desiring to bow hunt. We are asking for feedback from hunters before implementing a resolution to cover coming years.

Herb then addressed the Architectural Review Committee proposal for amendments to the ARC Guide had been passed out and mentioned that the new governing documents for the association had been approved and have now been filed with both Campbell and Bedford Counties. John Banyi then asked that a change be made in the covenants. Article IV has a sentence which starts with: "This Committee is also created for ... suggesting changes to, and rejecting swimming pools, ... A colon is needed after the word rejecting". This change is noted and will be made during the next time that a filing has to be made with the counties. John also asked if the ARC is actually allowed to enter private property. Herb stated that the property owners all agreed to the Declarations and Restrictive Covenants at the time of property purchase and that is covered in those documents and the answer is yes. John asked if the Federal Government had given permission to enter the property. Herb stated that we are governed by the state but if there was an issue the Board would look into the issue.

Carmen Perri introduced a concern that there may be a need for an emergency notification phone list that covered all personnel that had built homes within Runaway Bay. Discussion covered such items as who would maintain, what would constitute an emergency and who would make the calls once an emergency was identified. The short term decision was that each homeowner should have a neighbor's name on their security/fire alarm listing with the security company that monitors the individual systems. Stan Goldsmith then asked if the HOA is connected with the AEP for emergencies. Herb responded that to his knowledge the association is not and the Board will investigate the coordination with AEP for emergency situations.

Carmen Perri also asked the Board to consider playground equipment for children and grandchildren visiting residents. Bill Wither asked if Carmen had a cost estimate. The answer was no. Other questions evolved regarding liability, if we set up a playground could this be interpreted as a Public Park since we are on a state maintained road network and as such would then be open to the public. Many other questions came out of the discussion and all will have to be researched. There was no vote on this issue.

Mike Lobue announced that he has 2009 Leesville Lake Association calendars to sell at a cost of \$10.00 each.

John Banyi questioned if the State government required county/townships contingency plans for drought conditions, and whether the HOA has such a plan? This will be looked into by the board.

Bill Wallace asked if the proper time was given for deliberation of the ARC amendments. His concern was that the integrity of the document shouldn't be in jeopardy by not following a procedural timeframe and accordingly suggestions made by even one person should be made public. Herb stated the Resolution would be removed from the "consent" agenda and further discussed and the amendments would be addressed at the next Board of Directors meeting.

The open forum was closed and a motion was made by Bill Wither and 2nd by Dave Skeen to convene the Board of Directors session.

Herb relayed information regarding the Consent Agenda, explaining that it was set up to speed up the length of the meeting. He then asked if there were any items that should be removed from the Consent Agenda. After Board discussion, it was agreed that the Minutes from the September Board meeting and the ARC amendment would be stricken. A modified agenda was offered and Bill Wither motioned to accept the modified agenda and it was seconded by Dave Skeen.

Herb informed the assembly that there is no laws that require the financial books of the association be audited. However, books should be reviewed annually to keep documentation in order. The reviews that we initiate will validate our documentation. Someone externally will review every five years to insure compliance with the associations governing documents.

Secretary Report: The minutes for the September meeting were reviewed and suggested changes to those minutes were read by Karen Bragg. A motion to approve minutes with the appropriate changes was made by Dave Skeen and seconded by Bill Wither.

The Financial Report was given by Dave Skeen, Treasurer. During the year a total of 95% of the projected revenue was received and 73.8% of expenses budgeted had been spent with the final bills to be paid by the end of December. A motion to approve the expenses for the last period was made by Bill Wither and seconded by Karen Bragg.

Dave Skeen presented the F08-1 Budget Resolution and highlighted the fact that interest income is down by approximately \$9000.00 and will be a challenge for 2009 with the current state of the economy. The Reserve Fund budget was set for spending in 09 and explained that \$2200.00 in interest would go back to the Reserve Fund in 2009. In the past it had gone into operating funds. Dave also announced that the Professional Services contract will go out to bid this year as well as the Grounds Maintenance contract. It was also mentioned that the erosion in the Trailer Storage area would have to be addressed this year.

Herb reviewed the Reserve Fund items noted by Dave stating that they were covered in the Reserve Study and were at the five year plan. They have been included in the budget for 2009 but will only be accomplished after an analysis is conducted to insure it is a valid requirement and actually needs to be conducted in 09. George Lacombe added that the mowing contract included a fuel surcharge in 2008 and that a total of \$41,850.00 would be paid for the year. That breaks down to \$4,650.00 per mowing.

Bill Wallace questioned two items in the budget. What is the \$650.00 for deer thinning and the NHW \$200.00? Answers to questions: should the deer be donated to a local charity, the

Board agreed to pay for processing averaging about \$65.00 per deer or a maximum of 10 deer. The \$200.00 was for signs for the Neighborhood Watch (NHW) program. It should be pointed out that the NHW is not a part of the HOA but is supported by the residents of Runaway Bay.

Architectural Review Committee: A question was asked about how many construction bonds were still being held by the HOA. Bill Wither reported between 8 and 10 were still being held. Bill is holding one reimbursement request and one is in process. There are several folks that have not requested an inspection of their property since construction was completed. All were reminded that there is a procedure in place and it must be followed to be reimbursed.

Grounds and Maintenance Committee: George Lacombe reported the pond status noting that he has not heard from the vendor as to when the work will be accomplished. The Clear Pointe fountain will need new cabling in order for the fountain to function properly. George is attempting to locate a local vendor that can do the work that is required. (Note: This is work to be done from the Reserve Fund). The gazebo was repaired with new screening and has been stained/sealed. Reseeding has become an ongoing issue. To date the reseeding that has been accomplished has had little success. George continues to look at alternatives to keep the banks along the roads from washing out during heavy rain. The Boat Storage Lot (as previously mentioned) will be looked at in the spring to determine the best way to keep it from eroding during heavy rain. The steps at the Boat Launch and Dock are being repaired by adding concrete to the steps. The steps continue to wash out during heavy rain and the subsequent large run off from the parking area.

A question was asked, Who is responsible for the mowing around the walkway to the boat slip association docks? Answer: An assumption by the HOA is that the Members of the Boat Slip Association are responsible.

Comment [WAW1]: I thought that the answer was that the individual property owners would be responsible. I may be incorrect on this.

Question: Can the gazebo area be mowed (note: that question includes the removal of foliage)? Answer: It may be below the 620 line and might be an issue with AEP; the G&M Committee will look into the matter.

Herb mentioned that we still have not heard any info on changing the zoning ordinance pertaining to lake front property and the fact that the front of the house is that which faces the lake. As a result, property owners cannot build any structure in their front yard (on the lake shore) i.e. gazebos, etc. These possible changes in the ordinances will take several months, which includes staffing and legal review, before the County Zoning Board would be able to present to the County Supervisors for approval.

Safety and Security Chairman, Carmen Perri advised all that the combinations for the Trailer Storage area and the Boat Launch gates will be changed the 1st of Jan 2009. In order to get the combinations, you must contact Julie Moore the Property Owners Service Manager, who will verify that your Home Owners Association Dues are up to date and that she has a record of all trailers and boats that are stored in the storage area. Carmen also reported that the no wake buoys are in place at the entrance to the coves on the lake around Runaway Bay and most boaters are complying. Carmen mentioned that the crushed rock that VDOT has placed at the edge of the roads on curves is beginning to migrate out on to the road way and could cause

some safety issues. The Board will address with VDOT along with the fact that some roads are beginning to deteriorate due to underground springs. The Board agreed to send a letter to VDOT via Stan Goldsmith our Vista District County Supervisor.

Reminders: The next regular Board of Directors meeting will be held on the 14th of March 2009. This is the election of the new Board of Directors meeting and will be conducted at the Leesville United Methodist Church Activities Building on Route 43 in Leesville.

There will be a special Board of Directors meeting on the 31st of January 2009. This meeting; although open to the membership; will be a closed meeting to general membership participation. It will be to conduct unfinished business from the 13th of December 2008 meeting and will be conducted at the Leesville United Methodist Church Activities Building on Route 43 in Leesville.

A recurring reminder, all property sales require a “Disclosure” package as required by law. They may be obtained by contacting the Property Owners Services Manager.

Mail boxes are available for any new or old home sites. Again contact the Property Owners Services Manager.

Applications are being accepted from those that are interested in serving on the HOA Board of Directors for 2009 – 2010 board year. The slate will be forwarded in early February with ballots being due back by 13 March 2009

A motion was made to adjourn the meeting by Bill Wither and seconded by Dave Skeen.

Submitted by,

Karen Bragg, Secretary