

# *Runaway Bay Homeowner's Association, Inc.*

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General Board/Picnic Meeting

May 23<sup>rd</sup>, 2009

The annual Runaway Bay general meeting/picnic event was held May 23<sup>rd</sup>, 2009 at the community pavilion. Hill City BBQ from Lynchburg, VA catered our meal.

Herb Miller, President, opened the meeting by announcing an “open forum” for those attending.

## **Open Forum Discussion:**

- A question regarding the Deer Thinning was deferred till the Safety and Security Committee report.
- A follow-up question regarding marking the septic fields submitted during the March meeting was answered by stating that individual property owners could contact Acres of Virginia to do this work and the cost, per an agreement, would be \$275 per lot if 10 septic fields could be marked at one time. It was suggested that the sites be permanently marked during the building process. This would require a change to the Architectural and Community Standards Handbook.
- Ron Long stated that the Neighborhood Watch group has 20 families participating in this effective program and thanks to all who are keeping our community secure.

## **Closed Forum:**

Herb then asked for a motion to commence the Board Meeting, Carmen Perri made the motion and Bill Wither made the second with approval by all board members. Herbert introduced himself as President and asked each board member to follow his lead. Those attending were Howard Heim, Board Member; Bill Wither, Treasurer; Richard Jenet, Board Member; Carmen Perri, Vice President and Chair of the ARC; Bill Wallace, Board Member; and Karen Bragg, Secretary.

Herb asked for the **Secretary's report**: The March minutes were placed on the tables for review. Karen Bragg reminded all that it is so important to submit any email, home address information, phone numbers, and anything that would help contact a property owner. This information should be sent to the Property Owners Services Manager at the

post office box, phone, or fax listed in the letterhead. Karen gets these updated listings to send the minutes and any announcement via email. A brief history of this picnic was given, we started with about six permanent and six part time families who wanted to get to know each other. Invitations were placed on doors for the first picnic since we hadn't collected email addresses. Now we send emails, have attendance of one hundred to one hundred forty, and have our meals catered for what is now an HOA event. We hope more property owners will join us next year. Karen asked for the group to give the Caterers' "thank you" applause for always providing a great meal.

The minutes were approved with motion by Bill Wither and second by Carmen Perri and approval by all board members.

**Financial Report**, Bill Wither, Treasurer, submitted the Treasurer's report showing revenues to date of \$129,901.80 or 91% of the budget with 13 property owners, representing 15 lots, still with outstanding dues. Our reserve fund ending balance now stands at \$129,806.37. 2009 Expenses through April are at \$22,406.44 or 19.2% of the budget. Bill gave the board a breakdown of the Quarterly expenses and then asked for approval of the report. Howard Heim made the motion, seconded by Carmen Perri and approved by all board members.

**Architectural Review Committee**, Carmen Perri, Chair reported that, in a discussion with Acres of Virginia, he found that the latest map recorded by River Oaks Development was submitted in 2004 and that there is a need by both the Grounds and Maintenance and ARC committees to have maps laminated for their use. He asked for approval to purchase two maps. Richard Jenet motioned to approve the purchase not to exceed \$300, with a second by Bill Wallace and approval by all board members. Discussion on the Force main lines listed on the maps resulted.

We are reminded that this community was set for three bedroom homes and requests have to be made to the county for any changes to number of bedrooms. Regulations will change on July 1, 2009 for the "pump up systems" and information is that property owners will receive information from county and/or state agencies stating that these septic systems must be inspected yearly. Questions: When would the state do the inspections and could we have a listing of folks with this type of system? We would not have records on which lots are affected and the HOA does not send out lists due to privacy. It is assumed, the Property Owners would be given a timeframe in which to have the inspection done after receiving the notices.

Carmen also stated that three contractors have contacted him on potential new home construction within Runaway Bay.

**Grounds and Maintenance:** George Lacombe, Chair, reported that the Landscaping at the entrance wall was complete. The new maintenance contract calls for monthly upkeep and the spraying of Deer repellent. George also stated that the tennis courts were inspected, and remain in good shape, but should be resurfaced this fall to keep from deteriorating during the winter. (The Reserve Fund Study supports this resurfacing.)

George then asked for approval to have the courts resurfaced (included in the budget for this year). Bill Wither made the motion to resurface, Carmen Perri made the second, and all board members approved.

**Mason and Mason Study:** Herb noted that the Reserve Study update should be completed in June 09 as set for review on a five-year cycle. This determines if we are on schedule with repairs, if any changes should be made, and if we are on track with the funding of the Reserve Fund.

**Safety and Security:** Carmen noted that in a previous year signs were purchased to be placed on the community launch. These signs indicate the areas for loading and unloading. The new signs will need some backing to be built before erecting them. Other signs have been installed to show “HOA Private Property”, etc. at the entrance to the launch area at the street.

**Deer Concerns:** Discussion with the Department of Game and Inland Fisheries indicated that Runaway Bay, approximate 750 acres, should house 25 deer. After two night time count sessions and after the NHW counted while on daily patrol, the deer count is estimated to be 350 – 400 within the community. A biologist from Department of Games and Inland Fisheries will prepare a report supporting our claim of over population. This information will be provided to the County administrator to see if the HOA can receive some help on herd reduction. Along with this, information on Ticks was presented. This health issue is serious and everyone should be aware of the signs to look for from tick bites and the fact that the situation is made worst with the number of deer populating the Runaway Bay area. You can find information on the web at [www.vdh.virginia.gov](http://www.vdh.virginia.gov) .

Herb noted that we are out of decals to place in our vehicles for identification of property owners; he asked for a vote for such a purchase not to exceed \$300. Carmen Perri made the motion and Bill Wither approved, with all board members in favor.

**The Annual Committee Designation- P06-09** was provided and Richard Jenet made the motion to approve the committees for 2009-09 with second by Howard and all board members approving. The listing will be added to the website with the listing of board members.

**Community information:**

Herb reminded the group that there had been some discussion on the placing of Gazebos on the lakefronts (front yards for lake front property). The County Ordinance prohibits buildings in the front yards. We have been told that Campbell County Ordinance is being reviewed so that the street side will be considered the front yards on all properties. It is still being discussed by the County Board of Supervisors and if agreed, will come before a vote in July 2009. As a reminder, it still requires the approval of the ARC prior to construction of buildings on property.

Mailboxes: A supply of mailboxes is available for property owners to purchase. The installation is at the property owner's expense. Contact the Property Owners Services Manager to purchase and arrange for pick up.

Email: Remember that our aim is to send information via email to the maximum extent possible to save on the ever increasing postage rates. We must have your updates for any changes made. Please contact the Property Owners Services Manager to make any changes. Hard copies of Minutes can be sent via the Post Office to anyone who does not have access to email upon request.

Submitted by,  
Karen Bragg, Secretary