

Runaway Bay Homeowner's Association, Inc.

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Board Meeting

Sept 19, 2009

Herb Miller, President, opened the meeting by stating that we will follow the agenda so that our meeting will end at 2pm. He then opened the meeting for discussion as the attendees signed in.

Discussion:

Carmen Perri asked if there could be a possibility of continuing the use of a port-a-potty, at \$88 per month at the Pavilion area. Reasoning for this request is that residents use the tennis courts, stop at the pavilion as they walk through the community, and possibly use this area for picnics, etc. later into the year. Generally the facility is removed mid October. The Board agreed to a trial continuation till November. Bill Wither, Treasurer, will review the budget to see how much is available for the continued rental of this facility.

Carmen also asked if the board would reconsider providing playground equipment for use of visiting family member of our residents. This will be reconsidered and added to the next agenda.

Roger Winters asked about removing fallen trees after the recent storms. Board input was that there are numerous trees down on private property, which the HOA cannot remove however the owners may wish to clear the debris for upkeep on their lots. The board will consider what additional cleaning along the right of way is required in the next work session.

Herb noted that we gave a “thank you” donation to JT Dinkle, a local builder, for all of his help with the removal of debris that had fallen in the roads and right away during the storms.

The formal Board Meeting was then convened with motion by Carmen Perri and with second by Bill Wither as our president relayed the following:

- ✓ Herb discussed the HOA Bylaws in regards to the general operations. Some points within the documents are being investigated to determine whether this organization would be in compliance by holding one General Membership Meeting a year and the necessity to meet quarterly. One thing that will be implemented is that we will eliminate the general forum and have discussion topics provided in advance by anyone wishing to speak during a Board meeting.

- ✓ Herb reported that a Contract was awarded to Julie Moore for administrative services for one-year with 5 option years. This was done to afford the Board of Directors the option to extend the contract each year at the discretion of the Board and yet not have to advertise for the services each year.
- ✓ A gift certificate was given in appreciation for the many functions throughout the years that George Lacombe, Grounds and Maintenance Chair, has provided. George has been instrumental in saving considerable money by keeping the ponds and watering systems working on his own instead of hiring vendors, along with many other cost savings efforts.
- ✓ The Campbell County Zoning board has reestablished guidelines regulating the status of Front/Back yards. In our September 2008 General meeting this board had requested that the Zoning Chair listen to our request to reestablish the roadside as front yard and the lakeside as the backyard. He took our request back to the county zoning board and subsequently to the County Board of Supervisors. The Supervisors approved the change in the Ordinance in the Jun/July meeting. Now residents can put gazebos on lakefronts, after review and approval of the HOA Architectural Review Committee. We must remember that we cannot now place detached garages on street side of the home.
- ✓ The Mason & Mason update study was completed and provided to the Board. An update is required every five years. The study evaluates the condition of the HOA property, the life expectancy and replacement costs based on inflation. Based on the study analysis, the Reserve Fund requirements are established for each year.

Committee reports:

* Secretary, Karen Bragg, offered the remaining shirts and caps left from the sale at the May Picnic meeting. 3 hats and a shirt were purchased. Runaway Bay auto stickers were available for anyone needing them; these stickers are a good way to be sure that vehicles observed in the area belong in the neighborhood.

Minutes of the previous meeting had been placed on the tables for review and at this time were approved with a motion by Bill Wither and a second by Carmen Perri. No corrections were presented.

* Treasurer: Bill Wither first noted that any properties delinquent in dues payments had liens placed against them. Second, the association has spent 55.5% of budgeted monies for this fiscal year. There are still mowing and basic electric bills to be considered in the remaining months of the year. Good news to report - the Interest rates on T-bills is increasing again. Bill transferred \$35,000 to the Reserve fund as was programmed in the budget for this fiscal year in accordance with recommendations from the Reserve Study. A question was asked of Bill, what limits are placed on the Reserve fund? Bill stated he would have to look up the answer.

Bill asked that the expenditures for the past quarter be approved. Carmen Perri made the motion to approve and the second was made by Karen Bragg. The four attending Board members approved the expenditures for the quarter.

* Architectural Review Committee Chair, Carmen Perri reported that –

- One house which was finished and inspected and had the construction bond refunded.
- One new house is under construction.
- After looking at construction bond funds and the fact that they have been included in with the operating funds, he requested that funds be put in a separate account, for a variety of sound reasons, as they are held until they are disbursed back to the property owners. This has been accomplished. There was approximately \$22,000 in bond funds being maintained. After coordination with home/property owners, approximately \$11,000 has been refunded. This clears the records up to May 2006.

* Grounds & Maintenance Chair, George Lacombe reported:

- Community mowing – there are 2 cycles to go yet this year
- Tree removal – 30 trees were cleaned after the storm. Around the walk at pavilion we still have trees down. George asked if we should have the remaining cut to get out of the way. Bill Wither will look at budget to determine if sufficient funds remain in the budget to complete the removal and clean-up.
- Tennis court resurfacing will be done in October. A contract was awarded for this work.
- Boat launch, storage area and Clear Pointe pond weed removal all are to be cleared this month at a cost of \$800. (Completed)
- Boat storage erosion has been addressed and is being repaired. (Completed)
- Pond fountain repairs have been discussed with a contractor. The control panel was shorted and damaged during a recent storm and has not been repaired to date. Repair of the damages (control panel damaged components) would be approximately \$600. This would not repair the lights. Replacing the control panel and the cabling would be approximately \$4,282 (would repair the lights). If it is decided to do the work and replace the pump (a 5 HP replaced with a 2HP pump) it would cost approximately \$8,200. George recommended repairing the panel now. The rest of the work would come from the reserve fund in that the fund identifies a 5year life expectancy for the fountain and associated parts. Having this done correctly will save money in the long run.
- The Clear Pointe fountain has a bad lighting cable. Repair for that is recommended. A Vendor is coming who will do a full review.
- The Pavilion is due a cleanup with removal of mold, etc. and the price is not to exceed \$1200 for the clean and seal.
- Regarding the pond dam repair– Herb answered a question that the soil is bad and has to be replaced, reserve study allows for this process. Mason and Mason agree that we are able to use reserve funds to replace the dam at the pond. The cost would be \$25,000 for dirt, conduit pipe, drain valve, and pipe which would

be extended to 30 feet beyond the dam. The asphalt walkway would have to be a separate activity once the dirt work is completed.

* Ron Long, Neighborhood Watch Coordinator, was asked to report on this non-HOA organization. Ron mentioned that schedules are due and are changed monthly with patroller's inputs. Ron thinks a homeless person is camping near the dam, asked that we watch for this person during our watches. He thanked all participants for their support.

*Safety & Security Chair, Carmen Perri reported on the Deer Thinning project. He had spoken with the Campbell County Administrator, David Laurrell and County Supervisor, Stan Goldsmith to discuss what could be done with deer/disease (ticks). David Laurrell was receptive and agreed that the county would address this issue which is bigger than we could handle within our community. Currently a County Ordinance prohibits the discharging of firearms within a Residential area. The County Administrator will present an amended ordinance at the October 19, 2009 Board of Supervisor meeting. This will be followed by a public hearing on the proposed change to the ordinance (date to be announced). After the public hearing, at the December 7th. Board of Supervisors meeting, it is expected a decision will be rendered. We encourage the community to attend these meetings. The information is on the Campbell County website for public notice and so the Supervisors can read and be prepared for the meeting. The information will be found under Thinning of overpopulation of wild life and discharging of firearms under specific guidelines. If passed, we hope this will become effective immediately after the vote.

We have allocated \$600 to process meat as long as it is donated to a charity. Hunters for Hungary has agreed to provide a refrigerator trailer and transport the meat from the location. During the budget review in preparation of the 2010 budget, a onetime increase in the funds allocated for the processing of the meat will be considered.

Herb reminded us of the following:

- ✓ Disclosure packages are required when a property owner sells a property.
- ✓ Let Julie know of any changes in addresses, the HOA phone number is in the letterhead.
- ✓ Next meeting will be held December 12, 2009
- ✓ Mailboxes are to be purchased through the association at a cost of \$223.50, contact Julie.
- ✓ Carters Store is a local business near Runaway Bay.; If you are desirous for this store to remain, you are encouraged to shop there.

Herb asked for a motion to close the meeting. Bill Wither made the motion and Carmen Perri made the second. Board approved.

Submitted by,
Karen Bragg, Secretary