

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

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December 12, 2009

Draft

The December 12, 2009 Board of Directors Meeting of the Runaway Bay HOA was held at Leesville United Methodist Church. Herb Miller, President, opened the meeting by asking for a motion to convene the board meeting. Bill Wither, Treasurer, motioned to convene with a second, from Bill Wallace, Board Member. Herb mentioned that do to other activities scheduled, the meeting will have to be completed with in an hour. Board members attending were, Herbert Miller, Bill Wither, Bill Wallace, and Karen Bragg.

The reports began with the Secretary report by Karen Bragg, who reminded all to send any address, email, and name changes to our Property Owners Services Manager, Julie Moore. Karen mentioned that auto stickers were available for the local residents. The minutes of the September 19<sup>th</sup> meeting were presented for approval; with no discussion an approval motion was made by Bill Wither, with a second by Bill Wallace.

Bill Wither, Treasurer, presented the following:

- Made a motion to approve the 3<sup>rd</sup> quarter expenses report and Herbert Miller seconding the motion; with that the report was approved. \$29,092.11 was spent in 3<sup>rd</sup> quarter, as part of the \$93,832.51 spent to date.
- The 2010 Budget was reviewed by the board; Bill stated that we are carrying over \$13,000 of unused monies and that the 2010 dues will remain at \$434. That is no increase from 2009 dues. Presenting this report, Bill motioned that the budget be approved, and Bill Wallace made the second to this motion. The four attending board members approved the 2010 budget of expected expenses of \$107,993.29. A reserve fund transfer of \$41,276 will bring the balance of the reserve fund to \$178,062; expenses of the Reserve Fund are expected to be \$53,400; leaving the fund at the end of 2010 as \$124,652. The breakdown of these expenses is as follows:

➤ Clear Pointe pond easement gravel	\$3,000
➤ Aeration Fountain replacement	\$18,000
➤ Pond dredging & Riparian replacement	\$30,000
➤ Riprap & culvert work	\$2,400
- The Completion Bonds that were outstanding are nearly all paid out and the account of \$54,000 has been reduced to \$12,000 with some properties still under review.

The Architectural Review Committee report was presented by Herb for Carmen Perri, Chair. Herb, noted that there were no new requests for construction, one house was to soon be completed, and one still under construction.

Grounds and Maintenance Chair, George Lacombe reported that:

- Mowing has been completed for 2009.
- The Tennis Courts were resurfaced in October and the net was repaired.
- Controls in the fountains are to be replaced and this payment will come from the Reserve fund.
- A contract is to be prepared in order to have the Pavilion Pond properly repaired.
- The Portable Toilets were removed for the winter months.
- The Entrance wall area plantings are thriving and have not been eaten down by deer. A repair has been made to the watering system (vinyl sock over the pump), which will help keep the sprinkler heads from clogging. The pump was also raised in the well by 12 feet to keep it from drawing sediment from the bottom of the well and make it more efficient.
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Safety and Security was also reported by Herbert Miller for Carmen Perri:

On December 7<sup>th</sup>, the Campbell County Board of Supervisors approved an exception to an existing ordinance allowing firearms to be discharged in a residential zoned development having lots of no less than five-acres that is governed by a Home Owners Association (HOA) and under strict control of the HOA. Any activity of this kind means that our organization must comply with Department of Game and Inland Fisheries guidelines and would have their approval; would obtain property owner approvals to use their lots; and would propose changes to the wording of the Architectural Standard Guidelines. The proposed guidelines will be posted to the website for review prior to the Board voting on any changes. It should be noted that the HOA board would not start to authorize anyone to begin this “limited deer thinning process by firearms” until we are assured that the program is safe for this community.

This board plans to take a detailed plan back to the County Board of Supervisors to insure them that their decision to amend the Ordinance was sound. The plan will be developed and discussed to insure that we have not missed any safety issues; this board will not be forced to rush in beginning this process. Our HOA insurance is being reviewed to be sure that we are sufficiently covered.

**Other issues:**

Herbert spoke with Attorney, John Eller, who represents other HOA's to inquire if he would be interested in representing our association, as it has become a problem to receive help from our present attorney. Questions have risen regarding issues with liens that were placed on property and with the legal advice that we received on handling of these liens. There will be more discussion on whether to retain a new attorney and whether to reopen lien issues. A motion to approach Mr. Eller was made by Bill Wallace with a second from Bill Wither. As a side note, Herb warned that if we held an auction on property holding a lien, it was possible that the HOA could be forced to pay the difference of a loan if the lot sold for less than the loan on the property.

A property owner had asked for an exception to be allowed to place a "For Sale" sign on his unimproved lot. Per the RBHOA Standards this is not allowed, there was no discussion proposed by any member of the board as we are convinced that the current practice is still the best practice.

The next planned meeting will be held on March 27<sup>th</sup>, 2010, this meeting will be scheduled for the Annual Board Election.

Submitted by,

Karen Bragg, Secretary

**A Request from the Board:**

**Please read the form on the 2010 Dues Statement and fill out all lines. It is possible that we do not have the most current address, phone, or email for you and it only takes a couple of minutes to be sure we can contact you, if an occasion arises to do so. Most of our communication is posted on the Website (listed on the letterhead) and by email. We do not want you to be left when we send information regarding Runaway Bay.**

