

Runaway Bay Homeowner's Association, Inc.

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visit us on the web at www.runawaybayhoa.org

**HOA Board Meeting
27 March 2010, 1:00 P.M.
Leesville United Methodist Church
Draft**

Herb Miller, president, opened by introducing our speaker and community resident, Olga Kolotushkina, who spoke regarding a concern that we all will be watching closely. This topic on uranium mining was prompted by the fact that a company is proposing to mine in Pittsylvania County, only a few miles from Runaway Bay. So that you may have information on the whole presentation, please review the attached documentation. Once these minutes are placed on the website our "Property Owners" may ask for a copy of the report.

Herb then asked for a motion to convene the meeting. Bill Wither made the motion and the second was from Bill Wallace. Herbert made note that due proof of notice had been sent in the ballot letter and via emails urging members to vote and return the ballots in a timely manner. Herb asked Julie Moore, Property Manager, to move to another room to count votes. Carol Swinehart, a property owner, accompanied her.

The Board members present were: Herbert Miller, Bill Wither, Bill Wallace, Richard Jenet, and Karen Bragg.

The Board members not present were: Carmen Perri and Howard Heim.

At this time committee reporting began.

Herbert mentioned that, after a detailed request to the County Board of Supervisors, a County Ordinance was passed that DEER HERD THINNING could be done in our neighborhood, with conditions. This board is still investigating the potential problems and handling of these issues as well as alternative measures. This board would not start anything under these regulations until we are certain that there will be no safety issues.

Secretary Report: Karen Bragg, Secretary, requested that all members remember to send any address, email, phone number changes to our Property Manager. We send the dues billing and election ballots by postal mail, but general meeting minutes are sent via email and we hope to be able to send to all members who have email access. Members without email could request hard copies. It is important that all members have the information presented at these meetings.

January 2010 Board meeting minutes were not available for approval. Therefore, the minutes will be approved at the Jul 2010 meeting.

Treasurer, Bill Wither, reported that expenses during fourth quarter 2009 for Runaway Bay amounted to \$4,908.14. The approval motion, for this report, was made by Bill Wallace with a second followed by Richard Jenet; the board approved. Bill continued with information on 2009 by reporting that our revenue was \$136,869.75, expenses amounted to \$98,740.71 and our Reserve Fund ended with \$134,823.75.

The expense report for 2010 required an approval vote by the board, after Bill reported that expenses for January and February amounted to \$8,427.12, Richard Jenet motioned to approve and Herb Miller made the second to the motion. The board approved.

As of this meeting \$121,204.51 has been received equating that to 81.2% of the total expected revenue.

Brown, Edwards & Company completed the Five Year Financial Review for RBHOA. The results of this review stated that there were no modifications necessary to conform to general accounting principles.

Herb Miller gave the Architecture Review Committee Report by stating that there were no new home plans for review this quarter and one home is still under construction.

Grounds & Maintenance Committee Chair, George Lacombe reported that the Pond Dam repair estimate, to stop leakage, is not to exceed \$24,500; there would be an additional cost for paving repair of about \$4,500. George suggested that there should be a survey for this plat and an alert given to the adjoining lot owner that there will be changes. George asked the Board for approval of \$30,000 of Reserve Fund monies to complete this work. Richard Jenet motioned to approve and Bill Wallace offered the second, the Board approved. This work on the dam will take at least a month and this work repair should resolve the long time problem. Richard Jenet motioned to repair the ponds and Herbert Miller seconded, followed by the board approval to use reserve fund money.

NOTE ADDED: This action has been delayed after discussions with the firm that designed the pond. There is some indication that the pond was not built to specifications. Complete data is currently being gathered and an evaluation will be made before any funds are expended.

Safety and Security Committee Report was given by Herb Miller. He deferred speaking to the Deer Herd Reduction process until next meeting. Herb also thanked Ron Long for maintaining the Neighborhood Watch.

George asked for \$1,500 to have the Pavilion wood cleaned and treated. Motion to approve was offered by Bill Wallace and second by Bill Wither, with the Board approval.

\$700 Landscaping maintenance fees were approved by the Board after a motion by Bill Wallace and second by Bill Wither.

George asked for approval on the Mowing Contract, which remained the same cost as in 2009. Bill Wallace made the motion and Bill Wither seconded. All board members present approved.

Under General Information:

A question was asked about the Boat Association regarding how repairs are done and the status of the association. Richard Jenet said that he has not had interaction with River Oaks who is still repairing the docks. River Oaks needs to resolve the individual ramp accesses problems. We must keep in mind that the Boat Association is separate from our Home Owners Association.

It was mentioned that an ordinance from the General Assembly stated that US flags could be flown. Under the ARC requirements, we should put our flags in a proper setting on a property, always lighted at night.

Julie Moore, Property Manager reported the following for the Election. Elected Board of Directors are listed as per the ballot. The 2010 Board members then voted to elect the officers, which are listed as follows:

John Banyi, Member	Carmen Perri, VP & ARC Chair
Karen Bragg, Secretary	Bill Wallace, Member
Richard Jenet, Member	Bill Wither, Treasurer
Herbert Miller, President	

Our next meeting will be held at the community Pavilion on 7/3/10, this will be the day for our annual picnic. You will be asked to RSVP attendance on or about the first of June, please watch the Website for further information.

Herbert adjourned the meeting after Richard Jenet motioned to close with a second by Bill Wither.

Submitted by,
Karen Bragg, Secretary

**Extra note – check out LV L Association for info on Boating permit classes, don't end up with a fine. LVL is linked to our website.