

Runaway Bay Homeowner's Association, Inc.

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General Membership and Board Meeting and Picnic

July 3, 2010

DRAFT

The annual Runaway Bay HOA General Membership and Board Meeting and Picnic were held on Saturday, July 3rd, 2010. 120 folks signed up to attend this catered event.

Herbert Miller, President began the meeting by introducing the seven board members. He then opened the floor to question and answers by the membership.

Questions and Concerns:

- a) Q. Can grass be mowed at the gate at the Boat/Utility Vehicle storage area in order to turn around when running security checks? A. The board would look into this and some advice was given on how to turn with the high weeds.
- b) Q. The bridge near the Tennis Court is shaky, can this be repaired? Also, There are Yellow jackets that need attention. A. The bridge will be repaired and the area was sprayed just before the picnic, more spraying can be done, if that didn't take care of the problem.
- c) Q. Is there anything new from the Dock Association? A. The members of this association have not received anything from River Oaks, however, that organization is still covering repairs. We are waiting for follow up from them.

Board Meeting:

Herbert then asked for a motion to convene the Board Meeting: Carmen Perri made the motion, Bill Wither made the 2nd.

The Minutes were posted on the website, had been sent to the membership via email, And additional sheets were placed on the tables. With no changes the approval was motioned by Herbert Miller with 2nd by Carmen Perri, all board members approved.

Herbert began by informing the membership that the board is proposing to retain a new attorney on a case-by-case basis. This attorney, John Eller, is willing to participate in this manner with good rates and no contract. The Board must vote on this issue therefore, Richard Jenet made the motion to vote and Bill Wither offered the 2nd. All board members voted to approve.

COMMITTEE REPORTS:

Secretary Report: Karen Bragg thanked the membership for attending, hoping that they would enjoy the day and would visit with old friends during the picnic. She offered a Thank You to the Catering staff in advance for a good meal and the membership applauded them for a job well done. As we do each time, she reminded all to advise our Property Owners Services Manager of any changes to addresses, emails, phones, etc. This is important in order for the Board to be able to contact members in case of emergency regarding properties, in order to relay HOA business information and to send the minutes so that everyone is aware of community activities. Our Property Owners Services Manager should be the first contact for any issues that you might have so that all communication is logged in for future reference and is forwarded to the proper board member.

Bill Wither, Treasurer, presented the current quarterly expenses, which had previously been reviewed by the board showing that 33.1% of the budget had been used to date and that our Reserve Fund Balance was at \$134,000. Carmen Perri made the motion to approve, followed by Richard Jenet as 2nd, all board members voted to approve. The yearly budget is on track, we do have a few outstanding payments for annual dues and liens are prepared accordingly. Report is attached.

Carmen Perri, ARC Chair reported that we have 58 completed homes, with 1 under construction. There have been no requests to review home plans since the summer of 2009. Six completion bonds have been cleared since the last meeting leaving approximately \$9000 still in that account. Carmen reminded all the membership that recently the Campbell County Board of Zoning reviewed regulations and changed the definition of "Front Yard" in R1 homes making the Street side as the front of the home. Prior regulations had made the lake side the front. Any existing structures would be grand fathered, but new construction would not be allowed. At this time the changes mean that we are allowed to submit requests for structures on the lakeside such as Gazebos which overlook the waterfront, instead of submitting a request for a variance as before.

We should not have equipment, trailers, boats, or RV's parked in our yards, but should take them to the designated Storage area.

Carmen also informed the group that any Soil Test permits are good for 18 months under current regulations, fees have changed and regulations are subject to change. This means that testing that was done 5 years ago may not be accepted today.

He also urged us all to review any tax rates and to review the way information is prepared for the tax evaluation. State that your house is 2 story (if 2 full floors) or 1 ½ (if there is a loft). The assessor generally uses the original plans submitted to the County offices.

Offsite septic digging – You must follow county regulations, but do not cut trees outside of those regulations, keep a buffer to the road when you can.

Safety and Security Committee was also reported by Carmen Perri. – In an effort to maintain a good system to allow membership to use the Pavilion the board is working on regulations, which will be submitted at a later date. At this time the membership should alert the Property Manager, Julie Moore, who will then log in the request and receive approval to place a name on the calendar. Requests should be submitted at least a month prior to the request date.

Carmen warned of local “residents” who might cause us problems:

1. Black snakes – will coil around posts
2. Bears – will be dangerous if anyone comes between the mother and her cubs
3. Ticks/Deer (transporting) Deer thinning has been approved by the County via Amendment. We have had proposal from organized firms who do this kind of work but at this time there are some safety concerns. The main issue is that the state of Virginia has acknowledged that this problem is statewide and is reviewing ways to work on this through legislation. We realize that the Bow process yields little results, this allows property owners with approved passes to Bow hunt during the Deer Hunting season. They may also accompany approved guests in a one on one during this timeframe.

George Lacombe, Grounds and Maintenance Chair reported that although the Tennis Court had recently been resurfaced there are cracks that have occurred on the edges of the court and the contractor will correct those problems. The net at the court will also be repaired.

* The Clear Pointe Way pond easement has been surveyed and location pins have changed the line. The new easement will be regraveled. The control panel will be replaced along with the cabling; the cost of this with labor and materials will amount to charges of \$4,500 and will be repaired under the reserve account.

* The Pavilion will be cleaned to remove mildew and to add a waterproof material.

* The Pond at the Pavilion is on hold as we are awaiting information that that River Oaks was advised that a Liner was needed at the time the pond was built. The board will then use the data to asked River Oaks to cover the expenses of recreating the pond with a liner. At this time the water just goes to the ground and the pond is dry.

* The G&M is investigating options on how to get grass to grow in many areas of the development that are eroding along the roadway.

Herbert asked for an adjournment. Carmen Perri motioned to adjourn; Bill Wither made the 2nd and all Board members voted to close this session.

Submitted by,

Karen Bragg, Secretary