

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

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**December 11, 2010**

Draft

Carmen Perri, Vice President, opened the meeting by recognizing the Members of the Board and the membership in attendance. Herb Miller was not in attendance and Richard Jenet forwarded an email concurrence to vote on the Budget proposal and the Pavilion proposal.

Carmen started the process of the meeting by announcing the Open Forum, at which no more than four minutes were to be used by each person.

Carol Skeen announced that there is now a non-association social group which has planned events for the current Runaway Bay house owners only, and that notices of these events will be sent by blind copy evite invitations. The four planned activities scheduled for each quarter of the year were mentioned. These events are not scheduled as Association events and will be funded by the local attendees.

Roger Winters announced that he is now a member of the Board of the Leesville Lake Association and has been named Chair of Debris Committee. He stated that discussions are still in process with AEP regarding ownership of the lake cleanup. He could not commit at this time to an answer when asked if AEP would clean our shores up to the 612 ft mark. Roger did remind the Runaway Bay folks that joining and sponsoring LVL is a way to work toward these goals.

A member noted that a block of salt was found on Acres Court. The concern is that homeowners may be in danger if someone chose to shoot a rifle. It was also noted that these salt blocks are set to attract the deer and that poaching is illegal. Carmen will follow up with (DGIF) Department of Game and Inland Fisheries on this matter.

Carmen closed the discussion segment and opened the business portion of the meeting by asking for the following reports.

## Secretary Report

Karen Bragg, stated that copies of the 7/3/10 Minutes were on the tables for discussion and approval. Bill Wallace made the motion to approve the minutes and Bill Wither made the second. The board members approved the minutes. Karen also proposed that the final meeting of 2011 be scheduled no later than and between the last week of October and the second week of November, with some discussion, the board agreed to schedule this meeting for October 29, 2011.

We will schedule 3 meetings instead of four in 2011 and the final dates will be determined. Karen will check calendars and receive board approval within the next week.

Grounds & Maintenance Report- by George Lacombe, Chair

1. Tennis Court Resurfacing - Damaged surface was removed and replaced under warranty on 9/24/2010. Net tensioning mechanism was replaced and Net center strap has eroded and needs to be replaced.
2. Foot Bridge to Tennis Court – Reconstructed bridge. Work completed Nov 3, 2010. Pressure washed, applied wood preservative. Work completed Nov 17, 2010.
3. PARK POND - Dam & Liner - PROJECT NOW ON HOLD.
4. CLEAR POINTE POND - Lot lines were surveyed around perimeter of pond. Permanent lot pin markers are to be installed there as well as at lot 30 and Quotes to be obtained for Riparian work to pond.
5. Access Easement Path to Clear Pointe Pond – Relocated within allocated easement closer to lot line and replaced gravel. Work was completed Oct 23, 2010.
6. MOWING-  
 Again this year, mother nature did not co-operate with our mowing schedule and we experienced excessive growth between mowing cycles.  
 In 2011 and beyond we plan to be more pro active by;
  - ❖ Mow from the edge of road to the ditch (the inside track) around all roads - \$650.00
  - ❖ Mow option a. plus one pass on the other side of ditch (inside track plus) - \$1,000.00
  - ❖ Add a complete mowing cycle with the possibility of pushing out the remaining mowing cycles.

George said that it is custom to have mowing done before the 3 holiday weekends.

Carmen asked about ditch line weed killers, such as roundup, which is Eco friendly vs. heavy chemical products. This would cut man hours for the mowing budget. Bill Wither moved that we ask Eden to discuss with the Board and Bill Wallace seconded.

Bill Wither asked about the info that we were promised from Acres regarding the requirement for a liner for the Pavilion Pond. Carmen has kept tabs on Acres of Va and tried to obtain the promised info on the fountain. He is waiting for Herb Miller's eminent return to handle.

Bill Wallace asked that George and his committee look at the overflow from entrance to Thomas Ct. It was determined that this is most likely a problem to discuss with VDOT. George will take this inquiry to VDOT.

Architectural Review Committee Report – Carmen, ARC chairperson, gave the report.

- There is an existing application for construction and the committee is reviewing this application. The owner has also applied and submitted a \$500 fee to VDOT to create a culvert at a driveway location. Approval is pending.
- One household has applied to have an addition to an existing home.
- One property owner has applied to install a well.
- The committee has agreed to return one construction bond.
- There is still one house still under construction.

S&S Report

Per the Deer Thinning project, to date less than 20 deer have been taken. Carmen again mentioned that he would discuss the Salt Lick/ Poacher problem with DGIF.

The preparation for the Vote on Pavilion Document was presented by Bill Wither who had accepted the task of drafting the document - Some of the issues that were resolved were: Number of seating would be the total seating of current table which would equal 48 seats, additional seats would need approval.

Property Manager is to be notified, so that approval can be reviewed.

Furniture stored in the storage shed can be used, but the requestor should make arrangements to pickup and return these items.

Karen Bragg stated that she felt a board member should be responsible rather than a chairperson who may not be an actual board member. After discussion to see how this proposal works the vote was presented. Bill Wallace moved that the policy be approved. John Banyi 2<sup>nd</sup> the motion. Motion carried.

#### Finance Report by Treasurer

Bill Wither, Treasurer, gave the quarterly Expense Report.

In answer to a question as to why the Electric bill was higher on this report, Bill stated that the report reflected five months of billing instead of just being a single quarter due to the spacing of this meeting and the July meeting. Bill Wallace made the motion to accept this document with John Banyi making the second; the board approved the report.

2011 Budget proposal – Bill Wither presented this budget and made the following comments prior to the vote:

1. Porta-Johns - It would be \$400 cheaper to rent these for 8 months, which Bill recommended, rather than the year-round availability as some have requested. After a discussion, the board decided to keep the porta-johns.

2. Reseeding was not done in 2010 and, while the funds were carried over, that specific line has been funded in the 2011 budget only to repair damage from snow plows and trucks straying from the pavement at the entrance, pending identification of a satisfactory solution to the larger bare spot problem.

We do mow around the pavilion at the time when we have the annual picnic and we do have the right to mow while there are no site septic installed. Same on road to boat storage. George will look into the cost of bush hogging at corner of the Pavilion park area.

3. Clear Pointe Pond survey stakes were installed and are necessary to identify the properties around the pond. Money has been budgeted to place more visible and durable markers to avoid repeating the cost of the survey in the future.

4. Deer thinning cost was removed as no one has asked for reimbursement.

5. For NHW reimbursement a minimum was entered.

6. Completion bonds = There are \$6000 on the books.

7. Reserve fund budget = Much of the reserve funds held in cash for 2010 scheduled requirements were unspent. Some repairs were deferred to 2011 so \$40,000 will continue to be held in cash for this work (e.g. replacing the fountain on Clear Pointe.) Approximately \$8,000 unexpended will be returned to the reserve fund T-bills and we will contribute an additional \$42,514 to this fund in 2011.

8. Carmen noted that bush hogging was a budget item.

9. The proposed increase to cover the porta-johns amounted to a \$4 increase for 2011.

The motion to approve was made by Bill Wallace and 2<sup>nd</sup> by John Banyl. The HOA Board approved the budget.

Reminders:

Any complaints, concerns, requests, input should be registered to the Property Manager, not to individual committee chairs or board members. Those comments will be conveyed to the appropriate person to respond back to the requestor.

Assessment letters will be send by end of month – payments due by Jan. 31<sup>st</sup>. The less-than-1% increase of \$4 brings the assessment for 2011 to \$438.

In the 12/3 and 12/10 News & Advance, a notice showed a deed of trust sale for one of our lots. Carmen advised the selling agency that the purchaser is due a Disclosure package at the time of sale. This is true of any sale made in Virginia. It is important that all property owners are aware of this legal requirement.

The Annual Election Meeting will be held 4/2/2011, with letters to be sent in February with nomination requests form to be sent in. The Picnic meeting will be held on May 28<sup>th</sup> and the Budget meeting will be October 29<sup>th</sup>. This allows the option to call a 4<sup>th</sup> meeting in the event that it is needed.

A member asked why the HOA re-reimburses the NHW with mileage and auto signs. Reason: the Neighborhood Watch was started before the association was chartered, the NHW is totally volunteer, does not have a budget or dues to cover expenses and is valuable in monitoring the safety of this community.

Happy Holidays,

Adjourn

Motion was made by Bill Wither

Bill Wallace 2<sup>nd</sup> the motion

Carmen closed the meeting

Submitted by,

Karen Bragg, Secretary