

Runaway Bay Homeowner's Association, Inc.

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Final Minutes November 22, 2014 General Meeting

Ron Long, President, welcomed all in attendance and introduced the current HOA Board of Directors: Carmen Perri, Vice President; Carol Skeen, Secretary; Darrell Sheets, Treasurer, Richard Jenet, Director; Steve Richter, Director; and Judy Winters, Director. A quorum was present.

Ron asked for approval of the minutes of the May 24, 2014 minutes, which were posted on the website and placed on the tables at the meeting. Carmen made the motion to approve; Richard seconded the motion. The minutes were approved by all board members.

Open session

Ron made an announcement about interest in recycling for the community. He stated that the HOA would not be interested in giving oversight to the recycling options for the community. Ron introduced Jan Parry to give details about the recycling. A proposal has been given by BFW Company to provide a recycling service for the community by providing recycling containers for a road side pick-up. If 10 neighbors or more are interested, the charge will be \$20 a month per household with a twice a month pick-up. Jan answered questions about the details of the service. Mary Jane Banyi and she are the contact people for those who are interested in the service. Richard asked Stan Goldsmith if Campbell County would be interested in implementing a county-wide program. Stan responded that it has not been a profitable program for the county to do at this time.

Ron brought up the issue of an ambulance getting lost in the neighborhood. Stan Goldsmith addressed the problem by initiating a conversation with Altavista EMS. Some of the problems are ambulances do not have GPS installed in all of their vehicle but use IPad to get directions, some ambulances are Campbell county vehicles, house numbers are not visible, and difficulty in finding the correct road in the neighborhood. Altavista EMS will review the problems, provide information about the number of vehicles without GPS, and try to resolve these issues. Many ideas were suggested as ways to resolve the problem such as another cell phone number be given, someone meet the ambulance at the Runaway Bay entrance, give the emergency services updated maps of our community, and Runaway Bay HOA donate GPS's to emergency service vehicles. Other safety issues also addressed were the site of helicopter landing pads around lake. Willie Wilson has a pad on his front yard. Ron also suggested that owners put their street address on their dock. Ron ended the discussion by suggesting that we all do what we can to help our emergency services personnel provide care in our emergencies.

Business session

Business session began with Officer and Committee Reports:

President's Report—Ron Long:

- (1) Since the last meeting in May, a number of necessary items have been completed. These include the tennis court cracks repaired, the pond vegetation as been cleared, and the reserve fund study has been completed. The reserve fund study is necessary in order to evaluate the conditions of the neighborhood amenities and to recommend needed work to be done in the future. George Lacombe and Mike Lobue completed the study at no cost to the association.
- (2) New neighbors were welcomed. Ron and Michelle Fischer bought the Lugo house, Dr. S.D. Shroff bought the Stelle house, and Ralph and Rita English bought the Reinhardt house. Buck and Patty Barry are completing the construction of their house next to the Long's house.
- (3) Mowing season was success. Much improved on mowing the development within the week.
- (4) Two weeks ago the Clear Pointe pond was stocked with minnows to feed the catfish, bass and blue gill which were the fish initially stocked.
- (5) In the summer, Steve Richter, Mike Lobue and Ron put buoys back in place.

The Secretary Report was given by Carol Skeen who thanked those who are in attendance and for recording their attendance by verifying their lot information. She reminded them that it is important that any personal information changes should be given to Julia Moore, our Property Manager, as soon as possible. It is necessary that our property owners keep all their personal information up-to-date. She reported that Mike Lobue is our new web master and has improved the Runaway Bay web site so that owners can communicate with the board and be kept abreast of all activities and information in Runaway Bay. She announced that Runaway Bay window decals are available on the table in the back of the room.

Darrell Sheets, Treasurer, gave the financial report, copies of which were on the tables. The 2014 revenue budget is \$153,375. As of September, \$140,187 has been received. The assessments that have been paid are at 97.3%. The 2014 budgeted expenses are \$119,738 and \$89,221 has been spent which is 74% of operating budget. The scheduled reserve fund deposit is \$33,500, but the actual deposit will be decided by the end of the year. The reserve fund total is \$219,284. George Lacombe submitted a report concerning expenditures which are needed to meet the reserve fund study's recommendations which are significant. The HOA prioritized these costs and delayed some repairs for the future to keep from raising the dues significantly. A detailed explanation about what was necessary to be done was given to help clarify our needs. He asked for approval of the report, the expenses and the budget resolution for next year. Richard moved to accept all three; Carmen seconded. The report, expenses and the budget resolution were approved.

Architectural Review Committee Chair, Carmen Perri stated that no new house building plans have been submitted for review. Brenda Sheets reported that a couple who bought on Peninsula Point, lot #8, are interested in building. Technically, there are two houses still under construction. He stated again that the HOA does not allow realtor "For sale" signs to be placed on properties. A number of houses have changed hands at significantly reduced sale prices, and property sales are improving. The last lot sold for just under \$200,000. The web site has listings

of property and houses for sale. He reported that he has been approached by property owners about having a club house. Although there is not much interest in the HOA having responsibility for a club house, a club house association could be created. County zoning would have no objections to having a club house. He suggested that information be gathered about proceeding with having a club house for the community. Anyone interested can contact him.

Safety and Security Committee information was reported by Steve Richter. He reported that the committee consisted of himself, Karen Bragg, Ted Dragan, Mike Lobue and Dave Skeen who heads the Neighborhood Watch. Dave thanked all those who are participating in the watch, reported that there are now enough volunteers, and there are magnetic signs available to put on vehicle when doing watch. Dock signs are also available. Bill Wither reported that at the corner of Bay View and Clear Pointe the neighborhood watch sign is obscured by brush and asked if that could be removed. Carmen made a motion that signs for safety and security such as neighborhood watch and security companies be allowed to be posted on properties. Ron seconded the motion. The motion was approved. Steve reported that there are continuing concerns about health issues from tick bites and mentioned that official brochures are available about tick borne diseases. Only information from official sources will be posted at the HOA web site. Barry Swinehart should be contacted concerning deer hunting in Runaway Bay. In the back of the room were registration forms with a map designating hunting sites to be completed to hunt at Runaway Bay. Information on deer hunting in VA is also available in a booklet. The process to thin the deer population at Runaway Bay can only be done with archery equipment and in designated areas. He reiterated what Ron said concerning address signs to be put on docks. Roger Winters reported issues with Altavista Alarm Company security services, particularly their refusal to issue refunds when you cancel their monitoring service.

Grounds & Maintenance Chair, George Lacombe reported that a number of things were done since the last meeting. In addition to the items Ron mentioned, the entrance sign was cleaned in July, dead shrubs in landscaping opposite the sign were removed, the irrigation system was winterized, and park pavilion was power washed and stained. Boat launch still has a problem with geese droppings in spite of the installation of dory poles installed to keep geese away. This solved some of the problem but now the rest of dock is affected. At this time, power washing the dock seems to be the best solution for now. In park pond area over to Jeremiah, brush has been removed. All wood structures in the neighborhood have been pressure washed and resealed within the last couple of weeks. Discussion about safety of structures and suggestions for dealing with geese problems were addressed.

At the completion of the committee reports, Ron reported that the HOA had received a letter from George Lacombe resigning from the Grounds and Maintenance committee. Bill Wither will take over as the head of that committee. Ron then presented to George an appreciation plaque and a gift for his service over 10 years.

Ron also presented three resolutions of appreciation. One for George Lacombe for his 10 years of service to the HOA was read presented. The two other resolutions of appreciation for their work on the reserve study were presented to Mike Lobue and George Lacombe. Ron asked that these resolutions be entered into the permanent record.

Old business

The committee appointment resolution was read. Richard moved this resolution be approved; Carmen seconded the motion.

Ron Long reported that Runaway Bay HOA purchased two lots which were available at auction because of delinquent property taxes. Two families in HOA dues arrears have worked out payment schedule. In response, the HOA corrected the liens against these families.

New Business

The next Runaway Bay HOA meeting will be March 29, 2015.

As a follow up to information about the Leesville Lake marina, Roger Winters stated that renters of water craft are required to watch a safety video and sign a form stating that they have watched the video if they have not taken the boating safety course.

Roger Winters also inquired about property taxes which would be associated with having a club house association operating at Runaway Bay. Carmen stated that property owners belonging to the homeowners' association could not be taxed but the club house association could be taxed.

Property owners were encouraged to join with CURB, a property rights advocacy, to fight Appalachian Power Company concerning property rights of owners with property on Leesville and Smith Mountain Lakes.

John Banyi asked if there had been any response from VDOT concerning the condition of the roads in our community. Ron said he will continue to look into the situation.

Carmen made a motion to adjourn the meeting; Richard seconded the motion. Meeting was adjourned.

Submitted by,
Carol Skeen, Secretary