

Runaway Bay Homeowner's Association, Inc.

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Runaway Bay Homeowner's Association Draft Minutes

December 2, 2017

Board Members Present: Mary Wither, President; Sam Skillman, Vice President; Gail Harding, Secretary; Jeff Danielsen, Pam Mitchell, Directors; and Julia Moore, Property Manager.

President, Mary Wither, welcomed everyone to the meeting. She announced that three people will need to be added to the board of directors for 3-year appointments at the March meeting. She encouraged people to consider serving.

Committee assignment sheets were distributed. The nominating committee will have a list of recommendations for board members and committees at the March meeting. Members may be nominated from the floor and an application mailing will be sent to members. Mary added that she plans to update the Standards of Practice with specific job descriptions and responsibilities for board members and committees for better continuity.

Mary presented the Treasurer's report and moved to approve it, seconded by Gail Harding which was approved. (see attached). A few specific items were added to the 2017-18 budget and discussed. One cost-saving item will be to turn the pavilion and pond fountain and lights off between 10 p.m. and 6 a.m. which will reduce the electric bill by \$2,500. It was noted that if a hard freeze is predicted both will stay on longer. Some repair work is planned for the boat dock and paving work on the walking trails, boat storage and tennis court. (Funding will be out of the reserve fund.) The dues will remain unchanged. The motion to accept the budget was made by the president and seconded by Pam Mitchell.

Gail Harding presented the minutes from the May meeting which were approved.

The Architectural Review Committee presented revisions to the ARC rules. There was some discussion on proposed changes. Michael Blackstock suggested that ARC Guidelines should be included with the covenants package sent to realtors. Homeowners also voiced concerns about water flow and tree cutting, and it was noted that monetary penalties have been added to the ARC plan to better enforce all adopted regulations.

Another item will be discussed at the called meeting on the ARC revisions: should the disrepair of multi-slip docks be added to the ARC revision? The issue is with docks where no one is residing on the attached lot and paying attention to the dock—which they may not own.

The vote was tabled until a called meeting can be held. The entire proposal will be posted on the association's website: www.runawaybayhoa.org Every member that RBHO has a current email address for will receive a notice within 30 days of the meeting date, which will also be posted on the website. Anyone unable to attend may send comments via email to: arc@runawaybayhoa.org.

General discussion included Carmen Perri's research on the assessed value of homes in Runaway Bay, damage to the roof at the pavilion, purchasing more flags for the boat dock and explore LED lights that encourage geese to move on, auctioning off lots 302, 303 and 370 (perhaps in June), questioning the lack of grass along the roadsides and litter pick up on Mt. Airy Rd. and Chellis Ford.

With no new business, the meeting was adjourned.

A handwritten signature in blue ink, appearing to read "Gail M. Harding". The signature is fluid and cursive, with a large initial "G" and "H".

gail m. harding, Secretary