

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

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## **Runaway Bay Homeowner's Association Meeting**

### **Minutes**

March 25, 2017

- I. Welcome
- II. Approval of December 3, 2016 minutes—approved
- III. Election of 3 HOA Board members. All ballots were offered to be returned as there was a nomination from the floor. The Board members elected for 3 year term are:  
Gail Harding  
Richard Jenet  
Pam Mitchell
- IV. Open session- Much discussion regarding a request to increase the size of acceptable mailboxes. It was the general opinion that although sympathetic to the need that increasing the size would only be considered if the mailbox was of the same style as the currently approved mailbox and post.
- V. Business portion

**President's Report-** See Attached

**Secretary's Report-** Sam Skillman reported that Chip Zimmerman was planning to open the "Leesville Lake Marina" this year selling gas and renting slips. Lake Beautification day is June 17. There was some movement on the "CURB" lawsuit. Of course, how this will affect individuals is up to the courts etc. to decide. Bedford, Campbell and Pittsylvania Counties Board of Supervisors are considering not requiring an AEP permit before issuing a county building permit for docks.

**Treasurer's Report**—Martin Leidemer presented the Treasurer's Report for the entire calendar year 2016. Operating Fund Revenues were \$156,523 while Expenses were \$142,204. Mr. Leidemer made a motion for Board approval, the motion was seconded by Mary Wither and the vote to approve was unanimous. Mr. Leidemer also presented the Treasurer's Report for the year-to-date period ending February 28, 2017. Operating Fund Revenue was \$126,732, which is 84% of Budget. Operating Expenses were \$18,653, which is 15% of Budget. Mr. Leidemer made a motion for Board approval, the motion was seconded by Jeff Danielson and the vote to approve was unanimous.

**Architectural Review**---No current house plans for review or houses under construction.

**Safety and Security**- We are continuing to hold our own with our deer thinning program. Wild dogs have become an increasing problem and we are working with the county to place traps etc to remove these potentially dangerous animals from our property.

**Grounds and Maintenance**- We are continuing our mowing contract with the same company.

VI. Old business

**Revitalization update**- rack cards that are available in the local hotels were distributed at the meeting. Much discussion was had regarding broad band availability or the lack of and alternative options. We are looking at grant options from the Commonwealth to increase our broadband, which is felt to be a detriment to development.

**Bad Debt** - The association continues to pursue all legal methods to collect money due, including foreclosure and auction sales. The owner of Lot 370 has had a delinquent account for many years. Numerous liens have been placed on the property and the court has awarded the association judgments. Numerous attempts to reach an acceptable resolution of the bad debt have been unsuccessful. Therefore, with unanimous approval, the Board (1) authorized the association attorney to collect the judgments by auctioning the lot and (2) authorized Martin Leidemer (Treasurer) to represent RBHOA in the impending auction sale and to bid \$10,000 if no 3rd party bids the auction opening bid amount. Opening bid will be determined through the legal process. The tentative date of the auction is Friday, May 19, 2017.

**Larger Mailboxes** –see above.

VII. New Business- Next meeting is Memorial Day Weekend Meeting and Picnic on May 27 at the Runaway Bay Pavillion.

Submitted by  
Richard Jenet

## **PRESIDENT'S REPORT 3/25/2017**

### **RBHOA MEETING**

**2016 was a busy year as well as the past three years while serving on the board.**

- **FIREBREAK TIMBERING AND CLEANING 7/16 – 11/16**
- **WORKING ON BRINGING OUR BAD DEBT DOWN**
  - **After much litigation one of the bad debt accounts signed over their deed to the RBHOA**
- **A second lot the HOA won a judgment and we may be getting that lot or auctioning it**
- **MINNOW STOCKING FOR FEEDING THE STOCKED POND**
- **ASPHALT REPAIR AND SEALING OF BOAT STORAGE ROAD**
- **RACK CARD PHAMPLET PROMOTING RUNAWAY BAY IS NOW IN HOTELS/RESTAURANTS**
- **GAINING MIKE ZIMMERMAN / TED DRAGAN AS CHAIRS OF GROUNDS & MAINTENANCE**
  - **HAVE A CONTRACT TO INSTALL A DRAINAGE SYSTEM AND REGRADE/REPAIR THE BOAT STORAGE LOT**
- **KEPT THE UNDERGROWTH IN CHECK AROUND THE POND AREAS**
- **ADDED THE BENCHES AROUND THE PAVILION POND**

#### **LAST THREE YEARS:**

**2014 CHANGED LEGAL COUNSEL FOR RBHOA**

**2014 NEGOTIATED A 5 YEAR CONTRACT WITH OUR PROPERTY MANAGER JULIE MOORE**

**2015 COMPLETING FINANCIAL REPORT (REQUIRED EVERY 5 YEARS) BROWN/EDWARDS CPA**

**2015 COMPILING AN UPDATED RESERVE FUND STUDEY (NEEDED EVERY 5 YEARS) THANKS TO MIKE LOBUE AND GEORGE LACOMBE**

**2015, 2016 AND NOW FOR 2017 WE HAVE BEEN ABLE TO HOLD OUR HOA DUES AT \$472 WITH NO INCREASES THANKS TO THE DILIGENT WORK OF DARRELL SHEETS IN 2015 AND MARTY LEIDEMER IN 2016 AND 2017 OUR CURRENT AND FORMER TREASURERS**

**AND BASICALLY OVER THE LAST 3 YEARS, WE HAVE HAD A WELL- MAINTAINED AND EXTREMELY CURRENT WEBSITE DUE TO THE CONSTANT EFFORTS OF MIKE LOBUE**

**IT IS SAID THAT TO BE SUCCESSFUL, YOU NEED TO SURROUND YOURSELF WITH SUCCESSFUL PEOPLE. I HAVE BEEN EXTREMELY FORTUNATE OVER MY TIME IN OFFICE TO HAVE ENJOYED JUST THAT. A STRONG AND DILIGENT SECRETARY, CAROL SKEEN, AND A MORE THAN CAPABLE SAM SKILLMAN TAKING ON HER FORMER ROLE. A PART-TIME RESIDENT, RICHARD JENET, GIVING VALUABLE INPUT TO THE BOARD ON PART-TIME HOMEOWNERS VIEWS. GROUNDS/MAINTENANCE (GEORGE LACOMBE/BILL WITHER), JEFF DANIELSEN ASSISTING WITH ATTENDING MEETINGS ON BROADBAND COMMUNICATIONS "CONNECTIBILITY", CAROL AND MARY KEEPING ME UP TO DATE WITH THE "WOMAN'S PERSPECTIVE OF WHAT OUR NEIGHBORHOOD SHOULD BE AND HEALTH ISSUES THAT**

**AFFECT OUR NEIGHBORHOOD, AND LAST BUT NOT LEAST, FOR A VICE PRESIDENT, STEVE RICHTER, WHO'S WISDOM IN HOAs AND CHARING OUR SAFETY & SECURITY COMMITTEE, HAS KEPT A VIGIL WATCH ON OUR NEIGHBORHOOD AND ALONG WITH MIKE LOBUE OUR WATER SAFETY (BOUYS IN THE RIGHT PLACE) BY DEPARTMENT OF GAME AND INLAND FISHERIES EDICTS. STEVE INSTITUED "RIPPLES" AS A KEEP EVERYONE UP TO DATE ON THE HAPPENINGS HERE IN THE "HOOD" AND SPEARHEADED THE "REVITALIZATION" EFFORTS TO PROMOTE RUNAWAY BAY TO THE PUBLIC.**

**THANK YOU ALL FOR YOUR VALUED SUPPORT THESE LAST 3 YEARS, YOU'VE MADE ME WHAT I AM TODAY -----**

**RETIRING!**

**Ron Long**