

Runaway Bay Homeowner's Association, Inc.

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Runaway Bay Homeowner's Association

Meeting Minutes

May 28, 2016

- I Welcome- President Ron Long introduced the officers and board members.
- II Approval of April 2, 2016 Minutes: The minutes were approved without corrections.
- III Open Session:

Mike Lobue commented on debris in the lake, the lack of acceptable broadband in the area with a survey available from The Commonwealth of Virginia: ruonline.virginia.gov

Carmen Perri reported that he had a meeting scheduled with Shentel to look at the existing fiber cable in the development in the hopes of persuading them to service our area.

Mary Wither discussed tick-borne illness and Zika virus.

Roger Winters reported that the AEP skimmers were both broken and waiting for parts/

Cathy Lanata discussed the recent realtor open house and the upcoming public open house scheduled for June 5.

Dave Skeen reported on neighborhood watch and urged people to join.

Bill Wither made the suggestion regarding reordering neighborhood hats. He mentioned that folks had stopped him asking about the neighborhood when he wore his.

Richard Jenet discussed tick prevention with clothing applied Deet, lotions for skin, and the availability of sprays for the yard and grasses. He also mentioned that there are newer systems available to protect well pumps from running dry as well as provide constant pressure in the house.

Ron Long mentioned various bear sightings with cubs nearby.

Brenda Sheets reported that the social committee was considering having the Holiday gathering at a volunteer's house with hor d'oeuvres.

Bill Wallace reminded people of the Jefferson Choral Society annual Memorial Day Concert at the D-Day Memorial and offered 2 tickets for anyone who wants.

- IV Business Session:

President's Report-Ron Long discussed the aggressive stance that the HOA is taking on dues collection with filing of liens, judgments etc. being awarded.

Secretary's Report- Sam Skillman reported on the split position with Richard Jenet as well as calling for the approval of Resolution P16-01, which appointed the committee members for 2016. A motion to approve the resolution was made, seconded and approved.

Treasurer's Report- Marty Leidemer reported on the excellent financial conditions of the HOA; 95% of dues were collected as April 30, with excellent funding of reserve funds.

Architectural Review- Carmen Perri reminded people to be diligent when hiring a contractor and referred people to Campbell County who have suggestions for contractor hiring.

Grounds and Maintenance- Bill Wither Reported:

G&M Report for May 2016

- Tick spraying has been completed around the pavilion area. Stay on the mown grass. Tall grass has not been sprayed.
- We have a fountain today thanks to Mike Lobue. The control box had become infested with ants. Mike cleaned out the box and the contacts to get it running.
- Mowing contract has been underway since the beginning of April. Most recent cut is not satisfactory and a call is in to the contractor to discuss.
- A number of repairs have been completed on RBHOA-owned asphalt areas around the neighborhood. Sealing to follow (if the weather will cooperate.) We will have advance notice from the contractor and he understands that he is to avoid holiday weekends.
- Major issue is the timber removal that was discussed at our last meeting. Credit for much of the groundwork to make this happen goes to Carmen Perri.
 - Being done on common areas and those lots where we have permission for two related reasons: minimize fire risk and control pine beetle infestation.
 - Work will commence after June 1st (weather permitting) on the authorized lots and common area on the north side of Runaway Bay Road, between Mt. Airy Road and Thomas Court.
 - That will be followed by the common area on the west side of Runaway Bay Road between Jeramiah and Indigo Run. That is the extent of this year's planned effort. If this works out as well as we hope, other common areas will follow in subsequent years.
 - All pines will be removed and, to the extent that deciduous trees are present, a 30% deciduous canopy of middle age and younger trees will be left.
 - After the timber is cut, the remaining land will be cleaned up. We anticipate that the area will be bush hogged once a year to keep the growth under control.
 - Again, this is being done at no cost to the homeowners' association.

V. **Old Business**-Ron Long reported on the warrant-in-debt process and that we have begun collecting on some old debt.

VI. **New Business**-Next meeting will be in late fall.

Submitted by,

Richard N. Jenet, MD