

Runaway Bay Homeowner's Association, Inc.

Post Office Box 120, Altavista, VA 24517-0120

Phone (434) 309-1727, Fax (434) 309-1747

visit us on the web at www.runawaybayhoa.org

Minutes

March 28, 2015

General Election Meeting

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

Ron introduced new property owners, Larry and Roberta Hall who live in Hurt and own lot 331, and Rita and Ralph English who live in Altavista and own lot 61. Ron announced that this meeting was primarily to elect new directors. Today's election begins the three-year staggered terms. Carmen Perri and Judy Winters are rotating off the board, thus two director positions will be filled which will be served for three years. Ron asked that anyone who had not submitted their ballot to please do so. He then asked for nominations from the floor, and there were none. Ron also mentioned that if anyone wanted to change their ballot, they could retrieve it and re-submit their ballot. No one asked to change a ballot. Julia Moore, our Property Manager and Nina Rutledge, a property owner, then went to another room to count the ballots.

Ron asked for approval of the November 22, 2015 minutes which were posted on the website and placed on the tables at the meeting. Bill Wither asked that a correction be made concerning the announcement to join CURB. Richard Jenet made a motion to approve the minutes with that correction; Steve Richter seconded the motion; and it was approved by all board members.

Open session

Ron Long asked that all comments and questions by property owners be kept to a five minutes.

Bill Wither asked if the issue of the removal of the infested pine trees and the pine bark beetle infestation had been addressed. Ron stated that all that had been done was the removal of underbrush around the public areas and nothing more had been done concerning the removal of infested trees. Bill stated that the problem is serious and urged the board to look into the removal of trees. Ron stated that he will talk to Mike Lobue to find out if any logging/landscaping companies have been contacted.

Anita Dragan asked if some park benches could be put around the Pavilion pond and perhaps around the Clear Pointe pond. Consensus was that it is a good idea.

Business session

Business session began with the Officer and Committee Reports:

President's report—Ron Long recapped Board and Committee accomplishments during the past year, which included:

1. Completing our reserve fund study for all the facilities which are maintained by the HOA. Thanks again went to Mike Lobue and George Lacombe.
2. Stocking the Clear Point pond with fish.
3. Removing the undergrowth and debris from around the ponds.
4. Reconditioning of the entrance sign.
5. Power washing and staining the Pavilion and installing electrical outlets and fans.
6. The transition of the RB HOA board from yearly election of all board directors to election of directors to serve three-year terms.
7. The continuation of a strong NHW (neighborhood watch).
8. Changing our attorney to Dave Shreve.
9. Taking possession of two properties lots by the HOA which will be listed for sale.
10. Continuing the monitoring of the delinquent accounts to obtain HOA dues.
11. Remaining committed to the support of the Leesville Lake Association to keep the lake clean and maintained.
12. Bill Wither taking over the chair of the Grounds and Maintenance. It was noted that he negotiated a good price for the mowing contract which was signed.
13. Beginning recycling in RB with 11 homes. It was suggested that anyone who wants to receive a recycling bin which is supplied by the company should contact Mary Jane Banyi. It is collected every 2nd Monday at a cost of \$60 a quarter.
14. Securing Moonswiners to cater the RB HOA picnic on Saturday, May 23rd.
15. Continuing the social event committee for the neighborhood.
16. Mike Lobue continuing to update information and maintain the RB HOA web site at www.runawaybayhoa.org.

The Secretary Report was given by Carol Skeen who as usual thanked those attending. A sheet is circulating to record their attendance at the meeting. She reminded them that any personal information that has changed should be also recorded on that sheet. Any personal information such as addresses, mail and e-mail, and phone numbers needs to be given to Julia Moore our Property Manager as soon as possible. This is necessary in order to communicate any RB HOA news to all property owners. Carol also noted that a sign-up sheet for helping with the annual picnic is circulating as well as the HOA committee volunteer sheet. Carol requested that those desiring to serve on any of the committees sign even if they have been serving on that committee. She suggested that anyone with questions concerning the operation of the HOA go to the RB HOA web site to find answers. If questions still exist, do not hesitate to contact any HOA director or the property manager with an e-mail listed at the site. The web site lists all HOA documents as well as helpful information for the selling or purchase of RB properties.

Darrell Sheets, Treasurer, noted that the Treasurer reports are on the table. Darrell reported that revenue of \$154,836 is budgeted for the year and the actual YTD revenue is

\$128,437. The total assessments to date are 88.7%. Expenditures budgeted for the year is \$119,744, and \$15,287 is YTD expenses which are not 74.5% as listed on the report. That number should be 12.1%. The scheduled reserve deposit is to be \$35,000 which will be evaluated at the end of the year as what that number will be. Darrell reported that the reason money is being deposited in the reserve fund is to cover additional expenses as stated by Ron such as asphalt repairs to be done in the future. John Banyi asked to address the issue of HOA asphalt repairs due the recent drop in oil prices. At this point, the asphalt repairs are not needed, but Ron and Darrell stated that the HOA will take a closer look at needed repairs. Ron clarified that all roads in RB are maintained by VDOT and are not a part of the RB budget for repairs. Only areas maintained by RB are covered by the budget. Darrell asked for approval of the Treasurer's Report and of all expenditures made since the meeting in November 2014. Richard Jenet made the motion, Steve made the second and all approved the report.

Architectural Review Committee Chair, Ron reported for Carmen Perri. He reported that there are no current applications for new houses. There have been applications for additional work to be done on owners' property. A garage is being built at the Rutledge's house, a garage is being finished at the Danielsen's house, and work is to begin on the Winter's deck. Buck & Patty Barry at 113 Dalton Ln finished their house and received their certificate of occupancy. They may move in permanently in late May.

Safety and Security Committee information Steve Richter reported on five items:

1. The codes were reset the codes to the boat storage lot and boat ramp in January on annual basis. The process is to contact Julie Moore to get codes if a property owner in good standing. This is done to secure our property and our access to the lake by only property owners. If codes are needed in emergency, then contact him or Ron.
2. He reported that there are five no wake buoys at inlets on the lake. On April 6th, they will be inspected by the state of VA by conservation police.
3. He addressed the concerns with bears in the neighborhood. He stated that there is accurate information on the RB web site which has an article, "Living with Bears." It is the time of year to watch for bear roaming in the community, and people should be cautious when observing a bear. He suggested simply walking away slowly to avoid contact. He reported that there have been zero incidences in the state of VA with provoked attacks by bears.
4. Barry Swinehart reported that the past hunting season 20 archery permits to hunt in Runaway Bay were issued. They killed seven deer during bow hunting season. During gun season, five deer were killed outside RB along adjacent property. Of the twelve, six were does. Hunters have been average 14 to 15 a year for the last seven years which is helping to keep the deer population under control. In early September, permits for deer hunting for residents and relatives will be issued. The deer hunting program will continue for one more year. Then the program will need to be renewed. Lots 302 and 303 were added to the hunting maps. With permission to hunt, a map of hunting areas is given to hunters. If a person is a first time hunter, they will be given tour of the hunting areas.

5. Steve reminder property owner of the continuing issues with ticks and that information about ticks is available at the RB web site. He encouraged owners to take precautions such as spraying your property. Roger Winters reported that he contracted Dodson Pest Control to spray his property to control the ticks, and it was very effective. Bill Wallace reported that socks and clothing treated with tick prevention products is effective and available to purchase.

Grounds & Maintenance Chair, Bill Wither reported the following items:

1. The mowing season will begin in April.
2. Five downed trees were removed and two more trees are on the schedule.
3. A proposal is in the works to maintain the of entrance area such as mulching as well as irrigation of the area.
4. The mowing contract included mowing the pavilion area on Wednesday, May 18th, and the area will be sprayed for ticks on Thursday, May 19th, to prepare the pavilion area for the HOA picnic on May 23, 2015.
5. Thanks were given to Ted Dragan and Jeff Danielsen for cutting the fallen oak tree on Peninsula Point.

Old Business

Ron mentioned again that there are only seven delinquent accounts. Two delinquent accounts comprise about 80% of the dollar amount due. The Treasurer and Property Manager continue to be involved in resolving any money due.

Richard Jenet reminded that the recycling containers should only be put out the night before they are due to be collected and brought back into your house immediately after they have been collected. This will prevent attracting bears to your property.

Election results for 2015-2016 for three year terms were Mary Wither and Jeff Danielsen. Ron asked the two new members to join the board for a short meeting after the meeting adjourns.

Ron again reminded everyone that the next RB HOA meeting will be the picnic on May 23, 2015 around noon.

Richard Jenet suggested that the board entertain a motion to set aside a \$1000 for park benches. Ron asked for a motion. Richard Jenet made a motion to purchase park benches for no more than a \$1000, and Steve Richter seconded the motion. There was no discussion and the board approved the motion.

Ron asked for a motion to adjourn the meeting. Darrell Sheets made a motion to adjourn, and Judy Winters seconded the motion. The board voted to approve the motion. The meeting was adjourned.