

Runaway Bay Homeowner's Association, Inc.

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Minutes

April 2, 2016

General Election Meeting

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

Ron asked for approval of the December 5, 2015 minutes which were posted on the website and placed on the tables at the meeting. Mary Wither made a motion to approve the minutes; Steve Richter seconded the motion; and it was approved by all board members.

Ron announced that this meeting was primarily to elect new directors. Today's election continues the three-year staggered term pattern. Carol Skeen and Darrell Sheets 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 Karen Bragg went to another room to count the ballots.

Open session

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

Jan Parry expressed her concern about the bare grounds along the banks of the roads in the community and asked if anything is being done to eliminate the problem. Bill Wither said he will address this issue during his grounds and maintenance report.

Olga Kolotushkina introduced herself as a property owner of lot 92 who lives here part time and is Vice President of the Roanoke River Basin Association. She is concerned about the marketing of lake property. She introduced Andrew Lester, executive director of the Roanoke River Basin Association whose office in Danville, VA. The Association was established in 1946. Mr. Lester is also a property appraiser and has some ideas about the selling of property on Leesville Lake.

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 and what is being done:

1. Every five years the association is to complete a review of financial records. This has been done.
2. The Virginia Household Water Quality Program (VAHWQP) under Virginia Tech and Virginia Cooperative Extension is providing a schedule for well water testing and education. Kickoff meetings will be held in Bedford and Campbell Counties on April 27th and October 12th. At these meetings, property owners with wells can receive information on how to collect water samples from their wells and pick up a water test kit. The cost is \$52. Once the samples are tested, an interpretation meeting will be held to distribute the results to participants. Darrell Sheets stated that he had copies of the 2016 program. Richard Jenet used a water testing kit from KAR Laboratories in Kalamazoo, MI which provided a test for about \$60, and the laboratory mailed the results back to him. Carmen Perri stated that ESS Laboratory Services, which is certified by the state and located in Bedford, will also test well water for \$35.
3. Carmen will discuss under the architectural review committee a possible open house promotion of Runaway Bay later this year.
4. Thanks went to Mike Lobue for continuing as the web master for the Runaway Bay web site.
5. Leesville Lake Marina will be not opening. Sam Skillman reported that the owner donated the property to his church, so they may open this summer. Tri-County Marina said they will be selling gas starting mid-April on the weekends.
6. Leesville Lake Association is having an exhibit at the Altavista Home and Garden Expo at the Booker Building at English Park April 16th from 10 am - 4 pm. Also you may get your boat inspected by the Leesville Lake Association at Tri-County Marina on April 23rd from 10 to noon and at the Leesville Lake Marina on May 28th free of charge.
7. Dave Shreve, our attorney, is working to eliminate bad debt on three properties. That debt comprises 93% of the outstanding bad debt. A Warrant in Debt has been filed against each of those three properties. The court date is May 7th.
8. Steve Richter has been responding to the questions as a result from the Ripples questionnaire. He will speak more about that later in the meeting
9. As of the first of year, lock codes have been changed at the boat storage lot and at the community boat ramp. See Julie Moore to get permission to get the codes.
10. Carmen Perri, Bill Wither and Steve Richter have been looking at the state of trees and brush around the community. They will address those issues.
11. Reminder that the next meeting will be on May 28th at pavilion from 11 am to noon to be followed with a picnic.

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. A CPA did complete the review of the financial records. Darrell reported that revenue budgeted for the year is of \$148,635 and the actual YTD revenue is \$128,361. The total assessments paid to date are 88.5%. Operating expenditures budgeted for the year are \$123,635, and \$12,647 is the YTD expenses which are 10.2% of the budget. The scheduled reserve deposit is \$25,000. The actual amount to be transferred to the reserve fund will be determined at the end of the year based on the amount of money available. Darrell asked for approval of the Treasurer's Report. Steve Richter made the motion, Jeff Danielsen made the second and all approved the report.

Architectural Review Committee Chair, Carmen Perri reported that no houses are under construction and all completion bonds have been returned. Additions to two houses have been completed. No applications to begin building have been submitted as of now. There is a possibility that property owner will plan to begin building this fall. A new storm water management plan by the state of Virginia puts additional erosion control requirements on new home construction. For some property owners, that could be an issue. This could take two to three months to get approval. The ARC will provide the information for all permits. Ordinances for Campbell County do not allow for a free standing structure to be built in the front yard of a present house. Free-standing garages can be built but will have be attached to the house. A meeting with a realtor agent was held at his house, and she may host an open house and include other real estate agents. An outline of Leesville Lake living was submitted to the realtors. Marketing ideas are being pursued. Olga would contribute refreshments for an open house. No date has been set, but perhaps it could be in May. Bill Wallace asked if the HOA could sponsor a realty open house; only a lot owner can petition the board to use the pavilion for such an event. Bill Wallace also found an article in a publication promoting Smith Mt. Lake and Leesville Lake.

Safety and Security Committee information Steve Richter reported that as of now the latest issue of the Ripples newsletter generated 23 responses to the questionnaire. Many of the responses are concerned with the property market at Runaway Bay. There are now seven houses which are included in the 45 properties for sale. Herb Miller, Carmen Perri

and Bill Wither have developed a community revitalization plan which will be addressed by new board. This plan includes curb appeal, announcements to local realtors, reaching out to the Leesville Lake Association to organize HOA's around Leesville Lake, be in touch with the local TV channel 13 to also promote the lake. Consideration will be given to sending a letter to U.S. Senators Kaine and Warner to request their support for getting broadband internet to the community.

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

1. The mowing contract has been awarded for the same cost as last year and several thousand dollars under the next lowest proposal.
2. RBHOA has begun an experimental program planting zoysia grass plugs at two sites on the worst road-side banks with erosion problems. If this works, a long-term program will be started to address the rest of the erosion areas in the community.
3. Clearpointe Pond has been cleared of undergrowth.
4. Dock pennants have been replaced at the end of the community dock to keep geese away. At the rate the pennants deteriorate, replacement will be done every two years. There is no plan to install additional pennants on the dock; it will be cheaper to clean those areas of the dock.
5. The fountains in both ponds have been serviced. This will need to be done every three years. The cost this year was \$1390. While the Clear Pointe fountain was scheduled to be replaced at a cost of \$7100, the fountain is still working and fountains will be replaced when only when they fail.
6. Tick spraying has been scheduled around the pavilion before picnic.
7. We have two problems in the Runaway Bay development that increase the risk of fire. The first is extensive pine beetle infection that is killing the pine trees. The second is the extensive secondary growth which has occurred since River Oaks stopped clearing the undergrowth. Both create a significant risk of wildfire. Initial work will begin with the reduction of undergrowth and pines in RB HOA common property to leave a 30% deciduous tree cover. Our intention is to mitigate the risk of fires, reduce the infestation of pine beetles and, having reduced the ground cover potentially reduce the deer and tick problem. This effort will cost nothing because value of timber cut down will cover the cost of the work. We are working with the Roach brothers to do the final site clearing. Copies of the project will be available at picnic. In addition, we are also working with the Firewise Communities Program run by the National Fire Prevention Association (NFPA) in association with the U.S. Department of Forestry. This organization encourages local solutions for safety by involving homeowners in taking individual responsibility for preparing their homes for the risk of wildfire. In response to a question from Sam Skillman, Bill responded that owners of property without houses can be a part of the plan if the property is adjacent to the RB HOA property. The Ripple Newsletter will provide that information.

Fred Bragg suggested that the mowing contractor needs to be more careful and avoid damaging the mowing areas. Bill Wither said that he will talk to Brian Finch about these issues and also about planting the zoysia grass plugs.

Old Business

Ron Long again addressed that the Warrant in Debt has been filed against three properties and the court date is May 7th.

Election results for 2016-2017 for three year terms were Marty Leidemer and Sam Skillman. Ron Long asked the two new members to join the board for a short meeting after the meeting adjourns.

Ron Long mentioned that Mike Lobue is up for reelection for Southside Electric Board and has a petition to be signed for that process

Ron Long again reminded everyone that the next RB HOA meeting will be at the pavilion at 11 am to noon with the picnic to follow on May 28, 2016.

Andrew Lester, the executive director of the Roanoke River Basin Association, was allowed to address the issues of property sales with many suggestions to promote the properties at Runaway Bay.

Sam Skillman stated that the telephone number of AEP' skimmer to clean lake debris was 540-520-7774; this number should be called to address any problems that property owners have with debris around their property.

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