

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

December 5, 2015

Meeting Minutes

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; Mary Wither, Director; and Jeff Danielsen, Director. Richard Jenet, Director, was absent. A quorum was present.

Ron asked for approval of the May 23, 2015 minutes which were posted on the website and placed on the tables at the meeting. Bob Milligan made a motion to approve the minutes, Fred Bragg 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.

Brenda Sheets passed around a sign-up sheet to join the social committee.

John Banyi asked, “When will the reserve fund reach its maximum limit?” The answer was that there is no upper limit on funding, but the reserve fund will be totally funded when there is enough funding to replace all the capital improvements. That number which will probably never be reached is dependant on many factors including inflation. Bob Milligan asked when the reserve fund study done, and it was reported that it was just completed last year.

John Banyi wanted an explanation about the Centurylink problems with cost vs. speed rate for internet service. Herb Miller explained that he had a conversation with the state manager of Centurylink. When this service was first sold, speed was okay. But with the increase in customers, the system is now overloaded. Thus, no more service is being sold by Centurylink in this area. Steve Richter stated that Mike Lobue has been in contact with Shentel to provided service. Roger Winters stated that Exede and HugesNet are other options, but there are still problems with issues including satellites, wiring, distance between the satellite and your modem, and etc.

Business session

Business session began with Officer and Committee Reports:

President’s report—Ron Long reported several items since the last meeting:

- Clearpoint pond has been stocked
- Two beavers which have caused a lot of problems at Clearpoint pond have been trapped and relocated by Willie Wilson and Garry Bolling. If property owners have problems with beavers, they may contract with Willie Wilson and Gary Bolling.
- Entrance sign has been scheduled for cleaning.
- The RB Board has listed for sale lots 302 and 303 which total about six acres with Keller Williams Realty. Kathy Lanata met with the Board and discussed the details involved in the sale of these two lots.
- Steve Richter will explain more about the neighborhood newsletter.

The Secretary Report---Carol Skeen thanked all those attending the meeting. A sheet was circulated to record the property owner's 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. 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 through the site. The web site lists all HOA documents as well as helpful information for the selling or purchase of RB properties.

The Treasurer Report---Darrell Sheets, Treasurer, stated that the Treasurer report is on the table. Revenue budgeted for the year is \$154,835, and the actual revenue through October 31, 2015 was \$147,472 which represents 97.5% of assessments paid through October 31, 2015. Expenditures budgeted for the year are \$119,744, and the operating expenses through October 31, 2015 are \$89,283. The Reserve Fund total is \$257,407. Darrell asked for approval of the expenses since the last approval, the Resolution for Financial Report Budget 2015 End of Year and 2016 Resolution for Dues. Steve Richter moved to approval all the requests; Jeff Danielsen seconded the motion. Ron reported that the budget for 2016 was developed by Darrell Sheets and Bill Wither. With the projected income from assessments, it was decided that the association will be able to hold dues at the 2015 rate of \$472 and still meet the financial obligations in 2016.

Architectural Review Committee Chair, Ron Long reported that are no active request for building. All projects are completed. Finally, for the first time in the history of Runaway Bay there is zero money held in completion bonds. The Barry's were the last to have their completion bond returned.

Safety and Security Committee Chair, Steve Richter reported that Barry Swinehart reported that a total eight deer have been taken in the Runaway Bay community and the adjunct property. Four were taken between Hidden Cove Lane and Clearpoint Rd., and four more were taken between Runaway Bay Rd. and Starline Hollow Rd. The season lasts until January 2, 2016. Some of the hunters are deputy sheriffs. Steve reported that house smoke alarms need to be replaced after ten years. Property owners should ask the installers of their systems to replace their alarms with new ones if they are beyond ten

years in age. Steve reported that he has been in contact with TLAC about the debris in the lake. Generally, the skimmer works between mile 7 and 14, but because of the flooding on the Pigg River more debris has extended beyond those markers. Sandy Lacombe stated that George took pictures. In talking with AEP, she reported that they will survey the coves to do removal. A representative said that it will take about four weeks with good weather to get the debris removed. John Banyi asked if AEP is prepared for El Nino effect. Steve Richter doesn't know the answer to that question and suggested that he contact AEP. VDOT has a phone number 434-947-2167. They try to be responsive to the road repair issues but some problems with addressing problems are with the distinction between the property existing in Campbell and Bedford County. If calling about a road issue, make it clear where the problem is located especially with clarifying which county. The problem reported needs to be near your property. Roger Winters asked the board to consider expanding the hunting to other hunters outside Runaway Bay approved hunters. Barry Swinehart has contacted the fire department, other sheriff's departments and other County officials. The Runaway Bay community is maintaining its deer population, and it has not increased over last three years.

Grounds & Maintenance Chair, Bill Wither reported that mowing contract is complete for the year. The leaves have been blown out of the drainage ditches on Runaway Bay Road. The tennis court bridge has been repaired; taken out nine down trees. The sign cleaning service has been delayed due to the weather, but it will be done soon. If property owners see that a street light has failed, please report it to him with nature of failure, whether it cycles on off and or if the top is dead. With that report, please state the number on light. He will contact Southside for replacement. Ron Long asked that those on neighborhood watch who notice a light out, get the pole number and report it to Dave Skeen. He will send that report on to Bill and him. The fountains in ponds are being removed and maintained. They will be gone for about three to four weeks. He also reminded property owners to go to the RB website for a list of medical equipment available from those living in Runaway Bay community. This equipment is for loan to those living in Runaway Bay. George Lacombe noticed that the goose prevention pennants at the community dock are ripped and suggested that they be replaced in the spring. Bill responded by saying that it is easier to clean deck, but agreed that the pennants do help. Roger Winters also suggested adding more pennants along the docks as well at the end might help the situation. He also noticed the pipe stem hydrant appears to be loose. Bill said that it has been repaired two times and continues to monitor the fix. Herb Miller said that it looks like the end piece out in the lake is curled up and is disconnected. Bill said that the curl is in there for a reason and that it is connected.

Old Business:

The RB HOA was able to get an agreement with one of the four delinquent accounts for a resolution to have that debt paid. That account is now closed and clean. The other three accounts are delinquent in the amount of \$22,828. There have been multiple attempts to contact the other property owners to work out agreements to resolve the debt. There has been no response from those property owners to resolve the debt.

The board has been working with Dave Shreve to take a non-judicial foreclosure action. Dave Shreve has recommended a “warrant in debt” action which gives a list of options including an option of turning over the property to Runaway Bay HOA. One of those lots is adjacent to RB HOA common property. If that property could be acquired to resolve that debt, the property line could be vacated and make that property a part of the RB common property. By doing that, taxes would not have to be paid on that property. Those three properties represent 91.6% of the total debt owed the RB HOA. The board continues to work toward resolving the bad debt issue.

New Business:

Ron announced that the next RB HOA meeting will take place on Saturday, April 2, 2016. At that meeting, property owners will be voting on two new board members to replace the two directors, Darrell Sheets and Carol Skeen, who are rotating off the board. If any property owner wishes to run for a position as director of the board, please submit an application to run. The board has already received one application and another is possibly forth-coming. The application can be found on the web site or will be in the first letter of the year concerning information about dues.

RB Newsletter: Steve Richter announced that another edition of the “Ripples” newsletter called “Way to Grow” will come out in January. A second newsletter in July will be called “We’re Listening.” The RB HOA has a larger responsibility to improve the community to help it to grow. If growth doesn’t happen, our community will die. The first newsletter will address not only keeping our community stable but also keeping our property values stable and more attractive. With that newsletter, every property owner will get a questionnaire to get ideas for growing the community. The 1st question will ask, “What are your goals for your property?” The 2nd question will ask, “How can the HOA board help with those goals?” The 3rd question will solicit comments in general related to the first two questions. Everybody will get a chance to respond. Every response will be answered. Once responses are gathered, efforts will be made to implement those ideas to make our community grow and to be more attractive.

Kathy Lanata would appreciate any comments e-mailed to her about why you like living on Leesville Lake. Her realty is working with flyers and promotional efforts to sell property. Her realty is joining Charlottesville MLS as well Roanoke and Lynchburg. She addressed the need for correct information and correct wording for selling. Jane Long questioned the wording on Runaway Bay sale signs needs to be correct. Carol Skeen asked if the links at the RB web site are accurate. Herb Miller and Sam Skillman agreed that information needs to be monitored. Sam also said that advertising is expensive. Steve Richter suggested that some of the news channels be specific about Leesville Lake and not only Smith Mountain Lake. Sam also suggested that local Chamber Commerce promote Leesville Lake.

Bill Wallace expressed his heart-felt thanks in loss of his wife, Sue. She did so peacefully in her sleep and he was most thankful to the friends at Runaway Bay for their concerns. He also mentioned that TLAC and Paula Shoffner, Leesville Lake Department

Administrative Manager, has a Navigational Aids Committee which establishes Navigational Aids (lateral marks) on Leesville Lake to provide safe passage for the recreational use of boating and fishing. There is an opening on the committee. Contact Bill Wallace if you desire to serve.

Ron asked for any additional items of business. Having none, he wished everyone a very Merry Christmas and asked for a motion to adjourn. Mary Wither made the motion, Steve Richter seconded the motion, and all the board approved the motion. The meeting was adjourned.

Respectfully submitted,
Carol Skeen, Secretary