

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

General Membership Meeting of May 23, 2015

Association President Ron Long called the meeting to order. In addition to Ron, RBHOA board members in attendance were Steve Richter, Jeff Danielsen, Mary Wither, Richard Jenet, and Darrell Sheets. Ron noted that Mary Wither was acting in place of Association Secretary Carol Skeen who was vacationing in Africa.

Draft minutes for the meeting for the March 28, 2014 meeting were submitted. Steve Richter moved for approval; Mary Wither seconded. The minutes were approved unanimously.

Ron introduced the members of the board. The meeting was then opened for general topics from the floor and introduced Lester Wooldridge. Wooldridge Heating and Air Conditioning is assuming responsibility for existing HVAC maintenance contracts from Moore's at Home, which is going out of that business. Mr. Wooldridge discussed his company and their extensive experience.

Jan Parry noted that separate bags had been provided for any lunch refuse that could be recycled and asked that attendees use those bags for that purpose. She also invited any who are interested in participating in recycling residential materials contact her.

Mike Lobue announced that AEP is preparing a navigational map for Leesville Lake and explained that, as part of that process, the level of the lake will be dropped quite a bit on May 29th to identify navigational obstacles.

Bill Wither asked about status of timber thinning in the RBHOA common areas that had originally been proposed over a year ago. Carmen Perri explained that the logging companies that had previously expressed interest are apparently no longer interested and no further action is contemplated.

Ron Long covered a number of topics on the status of the development:

- Ron noted the addition of the park benches at the pavilion pond that had been approved at the previous meeting and discussed the raffle of the door prize; a throw that had been provided as an extra with the bench order.
- He discussed the problem of beaver on Clear Pointe pond destroying trees and explained that the board is working on ridding ourselves of the beaver. He also noted that Clear Pointe pond had been stocked with fish.
- He thanked Dave Skeen in absentia for coordinating neighborhood watch efforts.
- He also thanked Mike Lobue for his work in creating and maintaining the RBHOA website. The website is where one will find answers to questions about documents that govern RBHOA as well as a number of other topics of interest.
- He noted that Leesville Lake Marina on the opposite side of the lake is open, selling gas and renting various kinds of boats for use on the lake. He also mentioned that Fred Tannehill, who had been running Tri-County Marina, had passed away and his son and daughter-in-law will be operating that marina.

There being no further questions or topics from the floor, the open portion of the meeting was closed and the board-only meeting was opened.

Acting secretary, Mary Wither, presented and requested approval of a resolution confirming proposed committee chairs and members. Steve Richter moved for approval. Darrell Sheets seconded the motion. The resolution was passed unanimously.

Treasurer Darrell Sheets presented and requested approval of the Treasurer's Report and approval of expenditures paid since the last expenditure approval. From the floor, Bruce Buley asked what percentage of the budget was represented by the Reserve Funds. Ron and Darrell explained that it is not a percentage but a calculated amount set aside annually for replacement and repairs. Ron noted that Mike Lobue and George Lacombe had completed an update of the periodic survey of RBHOA-owned assets with a projected repair and replacement schedule and it was that survey that formed the basis of the reserve fund requirements. Mike also noted that RBHOA is unusual among homeowner associations in that we fully fund a reserve in anticipation of such requirements. Richard Jenet moved for approval of the Treasurer's Report. Steve Richter seconded the motion. The report and expenditures were approved unanimously.

The Architectural Review Committee report was presented by Carmen Perri. There have been no new building permits issued by the ARC for the last three years. One new house is almost completed and three remodeling projects are ongoing.

The Safety and Security Committee report was provided by Steve Richter. He reminded all present that the locks on the boat storage area gate and the boat launch ramp gate should be locked behind you after use. He also offered cards to those interested about ticks in the area noting that ticks are vectors for several diseases and the card provides useful information. Since he had a limited number of cards, for those who were unable to obtain one immediately, Steve noted that the cards are available at local veterinarian offices.

Bill Wither presented the Grounds and Maintenance report. He noted that the mowing schedule for the common area is ongoing, that the culverts may be in the process of being sprayed for weed reduction as he was speaking, and that the immediate area around the picnic site had been sprayed for ticks. As long as people remained where the grass was short they should be reasonably safe from ticks. He also noted that the repair of the bridge to the tennis court had been arranged and should take place in the coming week.

The board had no old business to address. The only new business was the date for the next meeting, which has not been set and will be announced but will probably be in November.

Ron introduced the picnic caterer, said a short blessing, and the meeting was adjourned.

Submitted,
Mary Wither
Acting Secretary