

# *Runaway Bay Homeowners Association, Inc.*

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## **Runaway Bay Homeowners Association Minutes November 3, 2018**

Board Members present: Pam Mitchell, President; Bill Wither, Treasurer; Kathy Lanata, Secretary; Herb Miller, Gail Harding and Richard Jenet, Directors.

Pam Mitchell called the meeting to order at 10:04 a.m. and immediately went into Executive Session. The minutes from the May 26, 2018 meeting and the called meeting of August 18, 2018 were approved. Copies of the minutes of both meetings are on the tables.

The Board introduced itself and Pam announced that Vanda Danielsen would be filling Darryl Sheets term. Darryl removed himself from the Board last month for health reasons.

### **Board of Director Reports:**

**President's Report** – Pam reported on what was being done in regards to Lot 137. The problem of high grass and debris has continued since late August. Several attempts have been made to talk with the owner and to help her clean up the trash. The Sheriff's Office and social workers have been called in to help but she has refused assistance, and the county has not determined that she is a threat to herself or others. Family members have not been available to help. Two letters have been sent to the homeowner and a family member advising them that they are in violation of the covenants of the community. The Sheriff's Office has stepped in and given her notice that the property must be cleaned up within 30 days or action will be taken to resolve the situation. We believe that letter went out to her the week of Oct. 29<sup>th</sup>. Homeowners are asked not to pick up trash or in any way engage with her in order to let the Sheriff's Dept. do what they need to do.

**Secretary's Report** – Kathy Lanata reported that she is working on the HOA documents that are given to prospective homeowners.

**Treasurer's Report** - Bill Wither reported that 53% of the current budget has been spent with the largest expense being the mowing contract followed by the property services expenses. There is currently \$368,000 in the reserve fund. Copies of the 2019 proposed budget are on the tables.

**Architectural Review Committee Report** – Pam reported that the ARC committee has approved a shed and is looking at a proposal for an addition to a home.

**Safety and Security Committee Report** – Pam reported for Carmen who is traveling with a reminder that it is hunting season and any unknown trucks in the community should have a permit posted in the window.

**Grounds/Maintenance Committee Report** – Pam reported for Sam who is traveling. Pam commended Sam and Mike Zimmerman for the amount of work they have done in the last several months. Completed projects include the repair of the boat storage road, the repair of the pavilion roof, and the park pond timer has been replaced. Ongoing projects include the dry hydrant repair as well as the Clear Point pond timer and pump. The tennis courts are scheduled to be refurbished in the spring and a company called Landscape Innovations is

looking at various solutions to the erosion on the sides of several roads. Test areas will be planted to see how effective these solutions will be. Bids for the mowing contract for next year will be accepted soon.

**Formal Vote on 2019 Budget** - Bill Wither presented the draft budget for 2019 and the Board approved the budget. Dues will remain at \$472.00 for 2019.

**Old Business:** Multi slip docks – Richard has spoken with AEP and provided them with some signatures that they need. AEP still seems to think there is a “dock owners association” and wants the Runaway Bay HOA to get involved with this situation. The multi slip owned docks continue to be an issue.

The lot auctions remain on hold until we have at least 15 lots and some waterfront lots to sell.

**New Business:** Call for nominations for the March meeting. There will be one spot available on the board and Pam encouraged anyone interested to please consider running. Gail Harding is heading up the nominating committee and the formal call to run will come out in January.

The next meeting will be in March and notices will go out in advance as to the date and time.

**Open Session/Member Comments:**

Ron Long mentioned a new septic company who is willing to service Runaway Bay. Virginia Septic Service LLC has just opened. The owner worked with Danny Hylton for the past 2 years and is now in business for himself. Evidently Taylor Septic is not interested in continuing to come out to Runaway Bay. The concern is who can replace the old peat in older systems and dispose of it and put in new peat for a reasonable cost. Pam mentioned that she has been pleased with Acres of Virginia service.

A buoy is missing from the Runaway Bay cove entrance. Bill Wither mentioned that there may be a buoy in the storage shed at the boat storage lot.

Monday, Nov. 5 is the vote in the Supreme Court on whether to overturn the ban on uranium mining in the state of Virginia.

There was a conversation on the need to refurbish the tennis courts since they are not used frequently. The Board is committed to maintaining our amenities and not allow the few amenities we have to become run down.

Conversation about Lot 137 continued with homeowners expressing their concern and disgust over the situation. Pam again encouraged patience as we wait for the Sheriff’s Dept. to do what they need to do.

John Banyi asked about the situation with the paving repairs done by VDOT. No one was aware of why they chose to repair the roads the way they did. There was no further discussion on the situation.

Pam adjourned the meeting at 10:55 a.m.

