

Runaway Bay Homeowner's Association, Inc.

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September 29, 2016

Meeting Minutes

Board Present: Ron Long, President; Steve Richter, V. President; Marty Leidemer, Treasurer; Sam Skillman, Secretary and Directors Jeff Danielsen and Mary Wither. Richard Jenet, Director was absent. A quorum was present. Also present was Bill Wither, Outgoing Grounds and Maintenance Chair.

AGENDA

1) Update on Timbering - As reported by Ron Long, one additional day was needed by the Roach's for burning and also removal of 2 pine trees at the RAB entrance. Removal of an existing fuel tank was discussed with more research needed. Total Income for the clearing work was estimated at \$6,000 with a cost of \$11,000. Mark Jackson was also to be contacted re: bushhogging Lots 302/303.

2) Replacement of Bill Wither, Chair of Grounds and Maintenance - Several potential names were discussed with selected Board Members to talk to them re: chair and membership.

3) Reconciliation of Reserve Funds/Operating Funds - Noting a discrepancy between the Operating Fund equity and Reserve Fund equity, the Board approved the Treasurer's adjustment bringing the two in line with the 2015 Independent Accountant's Report as of 12/31/15. In addition, the Board authorized the opening of a separate checking account for future Reserve Fund disbursements.

The Board also reviewed and approved the May-August 2016 expenses and the July 31, 2016 Treasurer's report.

4) Plans for Any Additional Expenditures for Revitalization 2016 - The board discussed concern for maintaining the economic and esthetic viability of the community and associated "Revitalization" projects towards that objective. The first initiative approved by the board was the production of an informational pamphlet to be placed in various locations in the area. Such project expense not to exceed \$5,000.

Steve Richter also reported on an initial meeting of LVL community representatives and staff and Board members of Counties surrounding LVL. Areas of emphasis included Broadband coverage, Debris

concerns and the need for increased LVL Public Relations. Steve & Jeff Danielsen are going to represent RAB interests in the 2nd meeting to be at the Altavista Train Station on October 19th. Thanks to Reg Anderson and others, who were instrumental in the formation of this group. Sam Skillman also reported that AEP stated they should have the excavator and barge operational for LVL debris removal this week.

5) Bids for Boat Storage Repairs - Ron Long reported that we have a bid for the restoration and channeling of additional erosive runoff of the boat storage gravel surface. Two contractors, who were also contacted and expressed interest but have not yet submitted a bid. The board allowed that any additional bids for consideration should be received by October 15th. The board approved a contract amount for this work not to exceed \$12,000.

6) Involvement from LLA/Counties etc. in Promoting LVL and RAB. - See 4) above

7) Budget Concerns 2017 - Bill Wither reported to expect the annual need to seal the access road to the Boat Storage area, due to the potential for break-up and also the need to pressure wash the inside of the pavilion roof next year.

8) Nominating Committee for 2017 Board Vacancies - Mary Wither volunteered to continue her chair of this Committee. Please let Mary know if you are interested in serving on the Board.

Additional Business -The board also approved a motion by Steve Richter that provided for a continuation of the Deer Herd Reduction Program. "Hunting on Runaway Bay property as specified in the current Runaway Bay regulations to include Sunday hunting, is hereby approved by the Board for the current and future years unless the Board specifically chooses to revise these regulations."

Next Board Meeting for the purposes of discussing the 2017 Budget is to be at the Wither's on November 3rd at 1:00 PM.

The General Meeting of the RABHOA will be December 3rd at 1:00 PM the Leesville United Methodist Church.

Respectively submitted,

Sam Skillman, Secretary