

# *Runaway Bay Homeowner's Association, Inc.*

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May 24, 2014

## General Meeting & Picnic Minutes

Ron Long, President, called the meeting to order and welcomed all in attendance and introduced the current HOA Board of Directors: Carmen Perri, Vice President; Carol Skeen, Secretary; Richard Jenet, Director; Steve Richter, Director; and Judy Winters, Director. Darrell Sheets, Treasurer, was not in attendance due to family medical problems. A quorum was present.

Ron asked for approval of the minutes of the March 29, 2014 minutes, which were posted on the website and placed on the tables at the meeting. Richard made the motion to approve, Steve seconded it, and it was approved by all board members.

Ron asked for updates of pertinent personal information to be put up on the attendance sheet or to forward such information to Julie Moore. Ron acknowledged Karen Bragg for all the work she did as Secretary.

### **Open session**

Ron asked that any comments or discussion be kept to a minimum and to identify yourself.

Karen thanked everyone for the RB gift and encouraged everyone to serve each other here in our community.

Ron Keiser thanked George Lacombe, Mike Lobue, and Carmen Perri for having completed all the renovations of the pavilion and pond fountain. Ron also mentioned that the trimming of the trees around the pond has been accomplished to help improve the appearance, and thanked Mike Lobue for all the work he did in accomplishing the task.

Ron reported on the existing committees. Steve will chair the safety and security committee instead of Carmen. He asked that all safety and security issues be directed to him.

Ron announced that there was good participation for the Leesville Lake beautification day. Two full dumpsters of debris were collected at the Runaway Bay ramp.

Ron thanked Moonswiners BBQ and Caterers and Brian Miller and crew.

Ron reported that the pond on Clear Point has been stocked for fishing.

Ron reported that Hughes Marine informed him that the Pit Stop Marina on the lake was purchased by a local businessman and is opened to rent fishing boats, pontoon boats, and canoes. The pool is closed but the plan is to build the pool closer to the access road. This weekend, they are planning on having snacks and food available for sale. They are also getting pumps in place to sell gas for boats on the lake. Anita Dragan announced that the marina will now be called Leesville Lake Marina.

Ron mentioned that he has been coordinating the Neighborhood Watch for the last six years and announced that Dave Skeen is taking over that responsibility.

Roger Winters announced that he is on the nomination committee for the Leesville Lake Association for next year and mentioned that if you want to join the Leesville Lake Association go to the web site, leesvillelake.org. Dues are \$25 per year and are used to help with the clean-up, boat safety classes, and etc. for Leesville Lake. The new owner of the Leesville Lake Marina is also on the board of the Leesville Lake Association. Roger recommended to the new owner that a credit card swipe be offered to pay for gas. The new owner is going to do that. Ron confirmed that the gas will be available 24 hours once the owner has installed the credit card swipe.

Richard Jenet encouraged everyone to be more aware of less experienced operators especially operators of jet skis and since more rentals will be on the lake. Jan Parry recommended that if anyone talks to the new owner of the marina about the rental operation that he be reminded about the boat safety course and operator license. Much discussion took place about the laws, boat safety on the lake, and the patrolling of the lake for adherence to the law. Richard mentioned that all boat owners should be prepared to have all the necessary safety equipment on their boat.

Ron announced that the open session is closed.

## **Business session**

Business session began with Officer and Committee Reports:

**The Secretary Report** was given by Carol Skeen who thanked those attending and for the great response. She asked that all who are in attendance verify their attendance numbers and lot information and reminded them that it is important that any personal information changes should be given to Julia Moore our Property Manager as soon as possible, so that an individual could be notified of any problems and would receive any organization news that he/she might need. She suggested that owners go to the Runaway Bay web site to stay informed about the community. Mike Lobue is now our web master and will keep the community apprised of information about the community. Steve will be composing a newsletter and will send it via an e-mail. He asked that topic suggestions be sent to him via the web site and will look at publishing the newsletter about three times a year. Carol reminded owners that all information submitted by property owners is

confidential. A new directory of full time homeowners with contact information is being considered.

**Ron Long for Darrell Sheets, Treasurer**, gave the financial report. The summary sheet is on each table. April's operating expenses were \$10,232 which include usual operating costs and bad debts. Richard moved to accept the financial report, and Steve seconded. Motion approved. Revenue of \$153,375 is budgeted for the year which includes \$9,400 from prior year's earnings. The actual revenue through April is \$137,763 of which the assessments are at 93.6%. Operating expenditures up through April 30th are \$42,815 which is 35.8% of the budget for the year. The reserve fund deposit was \$33,500 and the total reserve fund is \$217,997. He entertained a motion to accept the treasurer's report. Richard so moved and Carmen seconded. Motion was carried and approved.

**Architectural Review Committee Chair**, Carmen Perri has received no new plans for review. As of now two houses are under construction. One is almost finished and one is under cover. No new inquires about new home construction. One important item: deed transfer of lot #9 for \$180,000 (2 acre water front property). This is a good sign of growth. Melda Boyd asked about the total occupied 68 and 35 full time houses and the number of lots at Runaway Bay. Carmen reported that there are 305 lots at 750 acres of Runaway Bay with just 300 building lots. Gary Boyd asked about recent house sales. Carmen reported that the Carpers sold their house to the Danielsons about September 2013. There is a link at the Runaway Bay web site for information about realtors handling sale of property at Runaway Bay. The Stelle's house is a sale pending. A question was asked about how many lots are waterfront; Carmen wasn't sure but thought there were about 131. Carmen answered the question about the water frontage for a private dock. The dock needs to meet AEP requirements which is below the 620 line, 100 ft frontage is necessary and needs to go a third out into the cove. Sam Skillman reported that his property is grandfathered as far as AEP dock requirements which are now a third of the way into the water, one third on either side, and down the center and 15 feet off the property. Deep water is another factor with AEP and other factors are required by them.

**Safety and Security Committee information** was also reported by Carmen Perri, who thanked Steve for taking over as the chair of this committee. On this Memorial Day, Carmen mentioned that safety and security is a part of our community but we also need to recognize our military. He asked that all who have served our country stand and be acknowledged and thanked them for their service. He mentioned that the Neighborhood Watch, while not an official function of the HOA, needs volunteers to help. He again reminded everyone to be aware of our wildlife population. Bears have been sighted with cubs as well as snakes and deer with ticks. There are fewer deer with fawns due to herd thinning last hunting season. Barry Swinehart reported that 14 deer were obtained with archery and about 26 with guns on the adjacent property. Barry asked that Steve sign for the applications to hunt with bow and arrow in Runaway Bay. Again, Carmen reminded everyone of the higher risk of ticks on properties and to take precautions.

**Grounds & Maintenance Chair**, Ron Long for George Lacombe who is on vacation with Sandy for their 57<sup>th</sup> wedding anniversary in Hawaii. The lights at the entrance were projected to not need replacing until 2017; but since all maintenance has a limited life span, the work needs to be done now and the board has approved the work at a cost of \$1688 with energy efficient lighting. The entrance sign still needs to be cleaned and we're in the process of getting bids to do that work. An Ad Hoc committee of Mike Lobue and George Lacombe will do a study of the infrastructure of our community to determine what needs to be done to meet HOA requirements of good maintenance. That study will be done by the end of the year, and the HOA will reimburse the committee of expenses they may incur. Mike Lobue says the goal is to be done by the last HOA meeting of the year. John Banyi asked if the VDOT is addressing the condition of the roads in our community and asked if they could make a closer inspection of the situation. Richard suggested that the HOA contact Stan Goldsmith, who is our representative on the Campbell County Board of Supervisors, to intercede on behalf of Runaway Bay. Roger Winters also suggested that VDOT look at the gullies that are also a problem.

### **Old business**

Ron gave an update on delinquent accounts. We continue to work aggressively on getting collections of delinquent accounts. Bruce Buley asked how the debt of around 7% of property owners is being handled and what is being done. Ron explained that it's closer to 3 or 4 people upon whom the liens are placed. Richard addressed the issue to insure liens are in place to take care of those most delinquent. Carmen responded that it has been the same group of people with just lots and the number is closer to 2-3%. The rest have worked out payment plans.

### **New business**

Ron announced that the date of the next meeting is to be determined, possibly in the Fall. That information is always available at the web site.

Jan Parry announced that those helping with clean-up place recyclables in certain garbage bags.

Ron Long asked for any additional items of business. Hearing none he asked for a motion to adjourn. Carol made the motion, and Carmen seconded it. All voted to approve the motion. The meeting was adjourned.

Following the meeting all the present property owners enjoyed a delicious barbeque provided by Moonswiners BBQ.

Submitted by,  
Carol Skeen, Secretary