

Runaway Bay Homeowner's Association, Inc.

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Runaway Bay Homeowner's Association Draft Minutes

May 27, 2017

Board Members Present: Mary Wither, President, Sam Skillman, Vice President, Gail Harding, Secretary, Marty Leidemer, Treasurer and Jeff Danielsen, Richard Jenet, Directors

President, Mary Wither, welcomed everyone to the annual picnic.

Gail Harding presented the minutes from the March meeting which were approved.

Martin (Marty) Leidemer presented the treasurer's report. Operating Fund Revenue through April 30, 2017 was \$139,942 (95.6% of assessments). Operating Expenses through April 30, 2017 were \$34,030, 27.2% of budget. The report was approved.

AUCTION LOT 370: Marty also informed association members that the only attendees at the auction on May 19 were Dave Shreve (attorney) and himself. With no bids submitted, on behalf of the RBHOA Marty bid \$5,000 to acquire the property. Shreve will process the necessary documents, which require court approval. Marty said the lot would not be incorporated into the RBHOA common area property. Shreve will return any balance of the \$5,000 to the RBHOA after expenses are paid. No asset value will be assigned to the lot from an accounting recording so the RBHOA assets and operating fund equity, which are intended to be cash only, are not inflated. The property was acquired in satisfaction of monies due the RBHOA and is intended to be resold by the association. This acquisition brings the RBHOA ownership to a total of three lots for resale: 302, 303 and 370.

Kathy Lanata is listing the three lots for sale which, if not sold, may be put up for auction in the fall. Signs are posted that a private auction near Runaway Bay is slated for June 3 for 7-8 lots, most not with lake frontage.

Jeff Danielsen reported that the architectural committee has received an application for a building permit.

He also updated members about Broadband. The town of Altavista has applied for a grant to expand broadband. Patti Dempsey, legislative Aide to Sen. Steve Newman, said providers are hesitant to expand coverage due to the belief that a new wireless internet service is coming in the next 3-4 years. The new service is expected to provide extraordinary speed, about 50 mgb. Providers are slow to invest heavily in a technology that may be obsolete in a few years. Another short-term service may be

offered by SCS Broadband which covers Pittsylvania County. If enough people show interest in our area the company may choose to expand to Runaway Bay. The RBHOA may grant permission to place a tower in or near the boat storage area.

Mike Zimmerman said that spraying weed killer around the pond had been delayed a bit because all the rain was pushing everyone's schedule.

Sam Skillman said the water sampling for E. coli had been high due to all the runoff from storms. A warning was released, but by May 9 it was back at a safe level. AEP has warned people about problems with electricity in the lake. No electrical equipment should be submerged underwater and any electricity attached to a dock should be properly grounded. Extra caution should be taken when people are in the lake near the dock. For \$150 residents can purchase a shock alert on Amazon.

Sam also reported about the progress in trapping the roaming dog packs. Bennie David, Campbell County Animal Control officer, has four traps available to place in Runaway Bay. If anyone spots the dogs, give the information to Bennie David, Sam Skillman or Barry Swinehart.

Jeff Danielsen discussed Beautification Day. June 10 from 9 a.m. to 3 p.m. for Runaway Bay. The event will need boats on the lake to clear debris. He suggested people get a tarp to protect their boats and all those participating will get a free T-shirt. He also said that Chip Zimmerman had purchased the Leesville Lake Marina and it is now open from 9 to 8 and will have gasoline and a snack bar. He asked residents to support both the Leesville Lake Marina and the Tri-County Marina now open weekends.

Richard Jenet talked about the deforestation project and septic fields. He said the deforestation was an attempt to make a firebreak, hoping the sale of the timber would turn a profit for the association. It turned out being a loss and the aesthetics were not optimal so no further plans are being considered. He said residents using off-site septic fields or on-site septic fields need to understand they need regular maintenance: clearing foliage and cutting and removing roots. Without these measures the septic systems risk being declared inoperable. Both private septic systems and off-site septic fields are the homeowners' responsibility to maintain the system they use.

With no new business, the meeting was adjourned for a catered picnic and fellowship.



gail m. harding, Secretary