

## **MINUTES**

### **MVS HOA Board of Directors Meeting**

**July 9, 2025**

Meeting was held 9:00 AM at Wagner's home.

#### **Roll Call:**

David Moylan – President

Bonnie Whitenight – Vice President

Debbie Kendall – Treasurer

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

Kris Jones – Director of Boat Ramp & Storage Lots

#### **Secretary's Report**

1. The minutes from the June MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>
2. The Annual Meeting Notices and Ballots were mailed on Monday, July 7.

#### **Vice President's Report**

There were three closings in June. The first one was June 12, 2025, section 2, lot 25, 208 Sherwood Dr. The next one closed June 26, 2025, section 2 lot 22, 202 Sherwood Dr. The last closing in June closed June 27, 2025, section 3 lot 49. There were no POA requests for the month of July.

#### **Treasurer's Report**

	Current Period <u>6/1/25 – 6/30/25</u>	Year to Date <u>8/1/24 -6/30/25</u>
Total Income:	\$ 1,131.06	\$ 72,355.20
Total Expenses:	<u>\$ 4,000.71</u>	<u>\$ 31,281.48</u>
Net Income	<u>\$ (2,869.65)</u>	<u>\$ 41,073.72</u>
Total Bank Accounts as of 5/31/25:		<u>\$351,323.35</u>

## **Building and Site Inspection**

Active Properties:

- Section 1, Lot 1038, 304 Deerwood, Campbell. New house framed and roofed.
- Section 1, Lot 1040, 305 Deerwood, Puckett, Renovations ongoing. Working on siding, walkways, and decks.
- Section 1, Lot 1092/93, 101 Shorewood, Wagner, Bedford granted Certificate of Occupancy. Working on final grading, and cleaning up
- Section 1, Lot 1082, 102 Shorewood Terrace, Plans for new stick built garage, fee paid.
- Section 2, Lot 2032 & 2033, 207 Sherwood, Nelson, Sunroom and other renovations. Working on construction contract.
- Section 3, Lot 3048, XXXX Tradewinds Terrace, Sheehan, Roof and windows installed.
- Section 4, Lot 4083, 2160 Capewood, Alessi, New roof and siding.
- Section 4, Lot 4097, 2439 Capewood, Denny, Completing inside renovations.

## **Grounds and Maintenance**

Nothing new to report in June.

## **Boat Ramp and Storage**

Storage Deposits and Ramp Keys Deposits

Coughlin Lot 4120: Capewood \$40.00

Vensko Lot 2030: Sherwood Rental Ramp Key \$20.00

Waddle Lot 2025: Sherwood Ramp \$ n/c

Tree trimming estimates for behind the storage fence line. Just trimming up 15 ft and dropping trees / branches behind fence line and including the large dead Sycamore tree at the Boat Ramp. The debris from the Sycamore tree will be collected and taken away. Kris obtained 4 estimates, and the Board approved the estimate from Meyers of \$5250.

Fence repair in upper storage lot is has been repaired by JC&E Fencing.

Items that cannot be towed should not be stored in the storage lots. All items should be mobile and easily moved.

## **Topics for Discussion:**

- 1) Annual Meeting: The format and agenda for the Annual Meeting will follow the same schedule as last year.

- 2) Block Captains: The current Block Captains are being contacted to inquire if they want to continue in that role.
- 3) POA Association Disclosure Notices: As part of the POA packet that is forwarded to the realtor/seller of property in MVS to be distributed to the buyers, the Association Disclosure Notice is a document to be signed by the buyers and returned to MVS as an acknowledgement that the buyers have been advised of their HOA responsibilities. A new procedure must be implemented to ensure that the buyer's completed/signed document is forwarded to MVS HOA promptly.

Therefore, special notice will be given to the realtor/seller that this document must be completed by the buyers and returned to MVS Treasurer or Vice President prior to settlement closing. The realtor/seller will be advised that the MVS Treasurer will not forward information to the Title Agency unless this document has been executed and forwarded to MVS HOA.

- 4) Additions to MVS Guidelines: The MVS attorney has been contacted to review and recommend actions regarding the trash can issue.