# Minutes
## MVS HOA Board of Directors Meeting
## September 9, 2026 9:00am at David Moylan's home

**Roll Call:**

David Moylan - President
Julie Liptak - Vice President
Kathie Stayton - Treasurer
Kristin Long - Secretary
Tim Lease - Director of Building & Site Inspection
John Liptak - Director of Grounds & Road Maintenance
Michael Gordon, Director of Boat Ramp & Storage

**Secretary's Report**

- The minutes from the Annual MVS HOA Board meeting have been previously approved and sent to Dave Madsen for uploading to the MVS website.
- Contact information for the Officers/Directors was forwarded to the MVS HOA attorneys, per their request.
- Board approved the replacement of Sally Wagner and Debbie Kendall from all banking accounts (to include Carter Bank and Atlantic Union Bank) with Julie Liptak and Kathryn Stayton in their Officer Positions on the Mountainview Shores HOA Board of Directors.
- Approved $150 donation to the Patmos Church for providing facility for MVS HOA Annual Meeting.

**Vice President Report**

Home Sales:

- 350 Deerwood (Lot 1030) closed with signed Association Disclosure Notice received
- 221 Deerwood (Lot 1064) - advised that contract pending - seller is in process to send POA Packet request, Sale is to current owner of Lot 1065 and 1066 (217 Deerwood), No closing date
- 123 Tradewind (Lot 3050) - advised that is under contract - Packet Request received, September 2026

Holiday Party:

- Confirmed for Dec 5, contract to be signed Sept 1

**Treasurer's Report**

- Met with previous Treasurer Deborah Kendall to review responsibilities.
- Approved purchase of Quicken subscription software.
- Will review reserve estimates and projections, and current revenue.

**Grounds & Maintenance**

- Review estimate for Deerwood swail/ditch.
- Discuss strategy for 2027 road repairs.

**Building and Site Inspection**

- Active Properties:
  - Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Exterior work continues. Received permanent CO.
  - Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Interior and exterior work continues.
  - Section 2, Lots 2032 & 2033, 207 Sherwood Drive, Nelson. Renovation – Interior and exterior work continues.
  - Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Final punch list interior and exterior work continues. Received permanent CO.
  - Section 3, Lot 3049, XXXX Tradewind Terrace, Wygonik. New house – Interior and exterior work continues.
  - Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Exterior path to be constructed and pursuing expansion of septic system. Received permanent CO.
  - Section 3, Lots 3033 & 3034, 100 Tradewind Terrace, Cereola. Exterior retaining wall and hardscape - Work continues. Will be sending in Construction Fee.
  - Section 3, Lot 3040, 112 Tradewind Terrace, Cottrell. Have reached out to determine extent of work
- Completed Projects:
  - Section 3, Lot 3047, 126 Tradewind Terrace, Rainsford. Exterior retaining walls – Work complete. Construction Fee received on 7/16/26.
- Will send out reminder of construction submittal and fee structure.

**Boat Ramp and Storage**

- Boat ramps are still closed.
- One new applicant for boat storage, but this still ongoing.

**To be discussed:**

- Forest Cove residents will receive invitations to the Annual Holiday Party
- Fall Newsletter to be sent out in October will include save the date for Annual Holiday Party.

- [ ] Updating the MVS Directory to include updated contact information, including email addresses for board members.