

Minutes

MVS HOA Board of Directors Meeting

January 7, 2026

Meeting: 2:00 PM at David Moylan's home.

Roll Call:

David Moylan - President

Julie Liptak – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

Tim Lease – Director of Building & Site Inspection

John Liptak – Director of Grounds & Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage Lots

Secretary's Report

1. The minutes from the November MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>.

Vice President's Report

- Reviewed feedback on holiday party: comments from attendees were positive.
- Sale of 205 Deerwood closed on Dec 29.

Treasurer's Report

	Current Period <u>11/1/25 – 11/30/25</u>	Year to Date <u>8/1/25 -11/30/25</u>
Total Income:	\$ 5,476.06	\$ 7,280.32
Total Expenses:	\$ <u>1,623.23</u>	\$ <u>8,343.91</u>
Net Income	\$ <u>3,852.83</u>	\$ <u>(1,063.59)</u>
Total Bank Accounts as of 11/30/25:		<u>\$348,717.79</u>

	Current Period <u>12/1/25 – 12/31/25</u>	Year to Date <u>8/1/25 -12/31/25</u>
Total Income:	\$ 25,267.47	\$ 32,547.79
Total Expenses:	<u>\$ 1,758.59</u>	<u>\$ 10,102.50</u>
Net Income	<u>\$ 23,508.88</u>	<u>\$ 22,445.29</u>
Total Bank Accounts as of 8/31/25:		<u>\$372,226.65</u>

Grounds and Maintenance

- Spring Cleanup will be moved to April 18th.
- There are three boat ramp driveway estimates. One estimate was excessive and two were extremely close. It was voted to approve the estimate from Jimmy Carter.mm
- John had noted that when street signs turn from brown to green they need to be replaced. John checked MVS signs and found several needing replacement and then submitted the replacement request to Bedford County via their website.
- It was noted that there are significant leaves accumulating the storage areas. John will organize volunteers to clean up the leaves.
- There are trees in the lower storage lot that need to be trimmed, and Randy will be contacted to see if he is able to do these.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Interior work and grading continues.
- Section 1, Lot 1040, 305 Deerwood, Puckett. Renovation – Major work is complete and demobilized. Will return to construct retaining walls.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Work continues including concrete foundations.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson. Renovation - Major concrete foundations and concrete walls are constructed, and wall waterproofing has been installed.
- Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Final interior and exterior work continue.
- Section 3, Lot 3049, XXXX Tradewind Terrace, Wygonik. New house – Mobilized and constructed concrete foundations and walls. Plumbing rough ins are installed. Floor joists have been delivered.
- Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Interior and exterior work has started
- Section 2, Lot 2013, 112 Sherwood Drive, Bottino. New Garage (as final phase of house renovation) – Work was started with current status being framed with roof and wall sheathing. Obtained separate Building Permit. HOA Construction Fee was paid on 10/8/24, so no additional Construction Fee should be required based on the current construction progress.

Contacted Joe Bottino on 12/10/25 to discuss the work and remind him of the HOA requirements. Some drawings were received on 1/4/26 which have been reviewed. Comments/questions have been forwarded to Joe Bottino.

Complete Properties:

- Section 1, Lot 1082, 102 Shorewood Terrace, Rhodes. New Garage – Work is complete.

Discussion:

- Feedback received on Construction Fee increase: the increase in the fee to \$1,200 on January 1, 2026 is due to cost of repairing road damage in the future and not wanting to have to impose a special assessment fee for road repair. This increase was voted and approved at the Oct, 2025 MVS HOA Board meeting and has been posted to the MVS website under Guidelines for Homebuilding and Renovations.

Boat Ramp and Storage

- Refunded \$40.00 to Justin Roth for key deposit.

Topics for Discussion:

1. Discussed the need to fill the upcoming vacancies, Secretary and Director of Boat Ramp and Storage.