

Minutes

MVS HOA Board of Directors Meeting

April 16, 2025

Meeting: 9:00 AM at John Liptak's home.

Roll Call:

David Moylan – President

Bonnie Whitenight – Vice President

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

John Liptak – Director of Grounds & Road Maintenance

Kris Jones – Director of Boat Ramp & Storage Lots

Secretary's Report

1. The minutes from the March 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

1. As of this date none of the houses in MVS that are on the market have a contract. Therefore, there have not been any POAs in March.
2. Spring Cleanup Date: May 3, an order for Subway sandwiches will be placed as soon as the number of volunteers has been established. HOA Board will provide the desserts.

Treasurer's Report

| | Current Period | Year to Date |
|------------------------------------|-------------------------|------------------------|
| | <u>2/1/25 – 2/28/25</u> | <u>8/1/24 -2/28/25</u> |
| Total Income: | \$ 10,790.87 | \$ 65,307.46 |
| Total Expenses: | <u>\$ 8,330.15</u> | <u>\$ 18,390.32</u> |
| Net Income | <u>\$ 2,460.72</u> | <u>\$ 46,917.14</u> |
| Total Bank Accounts as of 2/28/25: | | <u>\$357,052.44</u> |

| | Current Period <u>3/1/25 – 3/31/25</u> | Year to Date <u>8/1/24 -3/31/25</u> |
|---------------------------------------|---|--|
| Total Income: | \$ 1,463.07 | \$ 66,770.53 |
| Total Expenses: | <u>\$ 28.76</u> | <u>\$ 18,419.08</u> |
| Net Income | <u>\$ 1,434.31</u> | <u>\$ 48,351.45</u> |
| Total Bank Accounts as of 3/31/25/25: | | <u>\$358,600.18</u> |

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood, Campbell. Foundation poured
- Section 1, Lot 1040, 305 Deerwood, Puckett, Renovations ongoing. New siding.
- Section 1, Lot 1092/93, 101 Shorewood, Wagner, Septic system installed. Waiting on kitchen cabinets, propane system, and final grading.
- Section 2, Lot 2013, 112 Sherwood Drive, Bottino, Doing inside modifications.
- Section 2, Lot 2032 & 2033, 207 Sherwood, Nelson, Sunroom and other renovations. Marked out tree removal.
- Section 4, Lot 4130, 201 Woodland Terrace, Wheat, New two car garage framed with roof, siding, and windows. Concrete floor poured. Grading for new driveway.
- Section 3, Lot 3048, XXXX Tradewinds Terrace, Sheehan, Roof and windows installed.
- Section 4, Lot 4083, 2160 Capewood, Alessi, New roof and siding. Construction fee paid.
- Section 4, Lot 4097, 2439 Capewood, Denny, Starting inside renovations.
- Section 1, Lot 1082, 102 Shorewood Terrace, Rhodes, Working on Bedford County construction permit for garage.

Grounds and Maintenance

- **Spring Cleanup** - A signup list will be sent out via MVS email requesting volunteers for the following tasks on Annual MVS Cleanup date of May 3rd: spread mulch where appropriate, trim bushes on outside of boat storage area, clean culverts on MVS properties, update flowers at the entrance, remove any remaining storm debris as appropriate, maintenance and repair of the upper lot storage shed, and other cleanup tasks as appropriate.
- **Road Maintenance** – Obtaining estimates for repair of the driveway to boat ramp. Three contractors have been contacted and waiting on replies.
- **Painting of Stop Line Bars** - Conversation is ongoing with Stephen Wright regarding this project. The project is tentatively scheduled for the weekend of May 17. The initial project will be the four way stop at Deerwood, Mountwood and Sherwood.

Boat Ramp and Storage

- There were no storage or ramp key deposits in March.
- Chain Link Fence Repair: Three contractors have been contacted for estimates:
 - One questioned how much was budgeted and did not give an estimate
 - One did not show up
 - J C & E Fencing gave an estimate of \$1,026.25, this estimate is using the existing chain link fence and replacing the posts
- Estimate for cutting limbs and died trees behind the fence in the storage lot was \$3000. Another estimate will be obtained from the company that did the previous tree cleanups due to the ice storms.

Topics for Discussion:

1. Front yard at 204 Mountwood Drive does not meet the MVS Restriction Section 8 of a “neat and orderly maintenance of the owner’s lot”. A letter will be sent to the owner requesting corrective action within 30 days. It is noted that previous correspondence requesting corrective action regarding violations of Section 8 was sent to the owner in the fall of 2024.
2. A complaint has been received about trash cans full of trash being left out beside the road several days prior to scheduled pickup. The owner of 2162 Capewood will be contacted to correct this issue.