

## Minutes

### MVS HOA Board of Directors Meeting

November 13, 2025

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

#### Roll Call:

David Moylan - President

Julie Liptak – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

John Liptak – Director of Grounds & Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage Lots

#### Secretary's Report

1. The minutes from the October 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

- Real Estate Transactions:
  - 2087 Capewood sold
  - 250 Deerwood just went up for sale
- Holiday Party Update:
  - 33 attendees RSVPs received
  - All payments made to The Barn
  - ABC license in progress
  - One-day insurance in progress

#### Treasurer's Report

	Current Period	Year to Date
	<u>10/1/25 – 10/31/25</u>	<u>8/1/25 -10/31/25</u>
Total Income:	\$ 365.13	\$ 1,804.26
Total Expenses:	\$ <u>191.92</u>	\$ <u>6,422.68</u>
Net Income	\$ <u>173.21</u>	\$ <u>(4,618.42)</u>
Total Bank Accounts as of 8/31/25:		<u>\$344,864.96</u>

## **Grounds and Maintenance**

John is continuing to obtain several estimates for resurfacing the boat ramp driveway.

## **Building and Site Inspection**

### **Active Properties:**

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Working on interior trim work and dock.
- Section 1, Lot 1040, 305 Deerwood, Puckett. Renovation – Major work complete is complete and partially demobilized. Will return to construct retaining walls.
- Section 1, Lot 1082, 102 Shorewood Terrace, Rhodes. New Garage – Siding and roofing installed.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Siding has been removed and new windows and slider doors installed.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson. Sunroom and other renovations planned. A building permit has been requested. Fee has been received.
- Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Working on interior trim work with occupancy anticipated in Dec.
- Section 3, Lot 3049, XXXX Tradewind Terrace, Wygonik. New house – Surveyed and set of plans were submitted by WTW Construction on 9/17/25 which were reviewed. Comments were sent back along with a list of outstanding needed submittals and fee.
- Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Planned interior and exterior work including dock renovations. Submitted preliminary plans with building permit for interior renovations. Renovation fee has been received.

## **Boat Ramp and Storage**

Storage Deposits and Ramp Keys Deposits, N/A

New Ramp Lock was keyed to same key. (This is an extra ramp lock)

There were 30 new ramp key made: B & D Lock Company Roanoke lock and 21 keys \$128.94 as well as Capps Hardware 9 keys \$28.34.

Total \$157.28

There are two storage keys available! These keys are not available anymore to make copies.

## **Topics for Discussion:**

- The issue with the low hanging cable wires is still in discussions with Comcast and Southside Electric.
- The Crime Insurance policy has been renewed for a 3 year term at a reduced fee.
- The January HOA Board Meeting will be held on January 7<sup>th</sup> at Moylan's home.

Meeting was adjourned at 10:07 AM.