

Minutes

MVS HOA Board of Directors Meeting

June 11, 2025

Meeting: 9:00 AM at Kendall'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 April 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. The May picnic was well attended by members who completed a great deal of work on Clean Up Day. A side note for next year is to get the subs delivered before 11:00 AM pick up. Subway had one person working so there was a delay in picking up, even with payment done ahead of time!! I will put this in my notes for next year's Vice President.
2. MVS currently has one house being sold by owner. It is Section 2, Lot 25, the address is 208 Sherwood Dr. The closing is set for June 12, 2025. Since the \$50 fee has not been paid, Bonnie will follow up with the Seller's attorney.
3. Lake Retreat Properties Has requested a POA Packet Request for Section 2, Lot 22, 202 Sherwood Drive.

Treasurer's Report

	Current Period	Year to Date
	<u>5/01/25 – 5/31/25</u>	<u>8/1/24 -5/31/25</u>
Total Income:	\$ 719.48	\$ 71,224.14
Total Expenses:	\$ <u>700.03</u>	\$ <u>27,279.87</u>
Net Income	\$ <u>19.45</u>	\$ <u>43,944.27</u>

Total Bank Accounts as of 5/31/25:

\$354,079.57

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, started final grading, clean up, and kitchen appliance installation.
- Section 2, Lot 2013, 112 Sherwood Drive, Bottino, Doing inside modifications. Nearing completion.
- Section 2, Lot 2032 & 2033, 207 Sherwood, Nelson, Sunroom and other renovations. Marked out tree removal.
- Section 4, Lot 4130, 201 Woodland Terrace, Wheat, Complete.
- 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, Starting inside renovations.

Grounds and Maintenance

- Main entrance light was constantly on. Replaced photo sensor.
- Stop lines - Still waiting for Steve Wright to be available. He has purchased the necessary supplies but has not been here at the lake to complete the project. John will keep in touch with Steve.
- Storage shed - Repairs to shed are completed.
- The downed stop sign at the corner of Shorewood and Mountwood will not be replaced at this time since visibility is currently good. The condition of all of the stop signs and speed limit signs will be monitored for signs of the lumber deterioration.

Boat Ramp and Storage

A. Storage Deposits and Ramp Keys Deposits:

Key Deposits:

East LOT 1052: Redwood Storage Key / Check \$40.00

Breeden LOT 1073: Deerwood Lot/Check 1017 \$40.00

Campbell LOT 1038: Deerwood / Cash \$40.00

Lyons LOT 3036: Tradewind / Cash \$40.00

Refund Checks:

Nick Nguyễn, Lot 2012 \$40.00

Christine Perciaccante Lot 4073, \$20.00

Shaine Adams Lot 2022, \$40.00

- B. Kris is coordinating with JC&C Fencing for repairing boatyard fence. Company has received the check for materials.
- C. Tree trimming estimates for behind the storage fence line. Just trimming up 15 ft and dropping trees / branches behind fence line:
Randy \$4000 to \$5000
Bartolo \$3800 to \$4200 waiting for verification of insurance
Bryon \$3800. Waiting for verification of insurance
Also going to get estimate for removing the large dead tree at the boat ramp area. The debris from this tree will have to be removed.

Topics for Discussion:

1. The following individuals have been nominated to fill these 2025- 2026 vacant Board Positions:
 - Vice President: Julie Liptak
 - Director of Building & Site Inspection: Tim Lease
2. Preparations for Annual Meeting, August 16: Patmos Church has been reserved for the meeting. Current Board Members will be preparing their Annual Reports for review at the July Board Meeting.
3. It was approved to include the Beford County Short Term Rental Regulations with the POAs when they are sent out.
4. Dave will check with the attorney whether the HOA can fine and/or prohibit commercial trash pickup in MVS. This is due to the ongoing situation of issues with violations.
5. Block Captains: It is noted that some of the current Block Captains are retiring so board members will research options and discuss them at July's board meeting.
6. It was agreed to again donate \$1,000 to Huddleston Fire and \$1,000 to Huddleston EMS. Additionally, a \$500 donation will be made to Smith Mountain Lake Marine Volunteer Fire Department.