

MINUTES

MVS HOA Board of Directors Meeting

March 11, 2026

Meeting: 9:00 AM at John 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

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>.

Julie will be drafting the Spring Newsletter, and it will be published in the next few weeks.

Vice President's Report

- Sale of 206 Sherwood closed on March 6.
- The sale of 213 Redwood will be closing March 16.
- Julie is also going to start preparations for the lunch that the HOA Board provides to the Spring Clean Up volunteers.

Treasurer's Report

	Current Period <u>1/1/26 - 1/31/26</u>	Year to Date <u>8/1/25 – 1/31/26</u>
Total Income:	\$ 17,310.00	\$ 49,857.79
Total Expenses:	\$ <u>13,546.96</u>	\$ <u>23,649.46</u>
Net Income	\$ <u>3,763.04</u>	\$ <u>26,208.33</u>
Total Bank Accounts as of 1/31/26:		<u>\$375,989.69</u>

	Current Period <u>2/1/26 – 2/28/26</u>	Year to Date <u>8/1/25 – 2/28/26</u>
Total Income:	\$ 4,095.07	\$ 53,952.86
Total Expenses:	\$ <u>29.19</u>	\$ <u>23,678.65</u>
Net Income	\$ <u>4,065.88</u>	\$ <u>30,274.21</u>
Total Bank Accounts as of 2/28/26:		<u>\$380,055.57</u>

Dues update: Currently there are 5 owners that have not paid dues. The Board will continue to follow up with collection of these dues and late fees.

Grounds and Maintenance

Updates:

- The new metal sign request at Trading Post and Capewood was denied by Bedford County due to private roads.
- Update on the tree removal at lower lot: John is meeting with Cody today to get his estimate.
- Update on resurfacing boat ramp driveway: John is obtaining the paperwork on insurance and scope of work from Jimmy Carter.
- Update on Spring Cleanup plans: John is preparing the volunteer signup with “Sign Up Genius” again this year. It is noted that the paint on the sign at the entry of MVS needs to be freshened. Also noted that this project needs to be coordinated with the annual Gorman’s cleanup of the plantings around the sign.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Interior work continues.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Work continues including framing for the deck.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson. Renovation – Work continues including framing.
- Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Final interior and exterior work continues.
- Section 3, Lot 3049, XXXX Tradewind Terrace, Wygonik. New house – Work continues with current status being framed with wall sheathing and roofing.
- Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Interior and exterior work continues.
- Section 2, Lot 2013, 112 Sherwood Drive, Bottino. New Garage (as final phase of house renovation) – Work continues with current status being framed with wall sheathing and roofing

Boat Ramp and Storage

Discussion Topics:

- Common utility area on Capewood needs to be cleared before the dead trees fall onto the road. John will ask Cody to give an estimate when he is here reviewing the tree removal at the lower storage lot.
- It was also noted that there are ineligible trailers being stored on properties in violation of MVS Restrictions: 1097 & 1098 OakGrove, 115 & 107 Mountwood. Dave stated that he will contact the owners of the lots to discuss the violations.

Topics for Discussion:

- Question: Should we investigate having a better plowing company for next winter?
It was determined that John will investigate additional options.
- The Board is continuing the search for replacement of the upcoming HOA Board position vacancies: Secretary and Director of Boat and Ramp Storage Area.

Meeting was adjourned at 10:00 AM.