2026 Mountain View Shores Annual Meeting

August 15, 2026
Patmos United Methodist Church

President's Introduction – David Moylan

Welcome everyone to the 2026 Annual Meeting. I now call this 2025 -2026 Annual Meeting of the Mountain View Shores to order.

1. Election of Board of Directors: Sally Wagner, Secretary

A. Proposed MVS Homeowners Association Board for year beginning August 2026:

- David Moylan, President
- Julie Liptak, Vice President
- Kathie Stayton, Treasurer
- Kristin Long, Secretary
- Tim Lease, Director of Building & Site Inspection
- John Liptak, Director of Grounds & Road Maintenance
- Michael Gordon, Director of Boat Ramp & Storage

B. The floor is open for nominations for additional candidates.

C. Vote to approve candidates.

2. Budget Presentation: Debbie Kendall, Treasurer

A. Operating budget for 2026 – 2027
Please refer to handout

B. Projected Five Year Budget
Please refer to handout

C. Vote to approve Five Year Budget

3. 2025 – 2026 Annual Board of Directors Reports

Summary of 2025 – 2026 Activities

A. David Moylan, President

I want to thank the current Board Members for their hard work this past year. We have three Board Members retiring from the Board after four years of service. I want to thank Sally Wagner, Debbie Kendall and Kris Jones for their diligence and commitment to making MVS a great place to live! Lastly, a big thank you to our Block Captains for their service to MVS.

It was an eventful year, and much was accomplished. The Board Member reports provide details on was achieved, and they are available to answer any questions. I wanted review a few topics that are of interest and/or continue to be brought to the Boards attention:

1) Closure of Boat Ramp
2) Road resurfacing
3) Tree Trimming and Culvert work
4) Adherence to 25 MPH speed limit
5) Trash Cans - Violation of Regulatory Resolution

Mountain View Shores is a terrific neighborhood, and we need all property owners assistance to make sure it stays that way.

B. Julie Liptak, Vice President

Since August 2025, there have been 6 POA Packet Requests with 5 property transfers completed and 1 pending.
The MVS Holiday Party was held at The Barn @ SML on Saturday, December 6 with 67 people in attendance. Those who joined shared that while a bit of a drive away, the venue was a nice size to allow neighbors to mingle and enjoy the meal together. Special thanks to Sue Moylan for her help with the name tags and for the Board Members and their spouses who helped with set up and cleanup of the venue.

The MVS Annual Spring Clean Up day was held on May 3, and the HOA fed approximately 30 volunteers at the Boat Ramp area. Thanks to all the Board Members for bringing tasty desserts for all to enjoy.

Thanks to Glenn Hudler for sharing his craftsmanship skills and building a lending library for the MVS community. It was installed in June, and the shelves were filled within just a couple of days! The library is registered with the Little Free Library organization and now shows up on the world map of libraries.

C. Debbie Kendall, Treasurer

Treasurer's Report August 1, 2025 through July 31, 2026
Mountain View Shores Homeowners Association, Inc.

1.Account Balances:

o Total HOA Account Balance (including CE Reserve) as of:

- 7/31/2024 = $310,136.20
- 7/31/2025 = $349,894.81
- 7/31/2026 = $346,170.86

o Common Elements (CE) Reserve Account Balance as of:

- 7/31/2024 = $285,379.26
- 7/31/2025 = $317,307.46
- 7/31/2026 = $335,604.88

o Operating Fund Account Balance as of:

- 7/31/2024 = $24,756.94
- 7/31/2025 = $32,476.90
- 7/31/2026 = $10,452.55

o Petty Cash Account Balance = $113.43

o Reinvested CD and interest earned, $114,364 at Carter Bank for 7 months. Interest is 3.18% annual

o Reinvested CD and interest, $113,547 at Atlantic Union for 7 months. Interest is 3.40% annual.

2. Dues:

o 2026 Annual Dues collection as of 7/31/2026: $46,550 received of $46,725 projected.

o 2026 CE Reserve contribution – 39% of Annual Dues = $18,299

3. Major Expenses expected in 2027

- Minor road repair $50,000
- Culvert work $10,000

- General Maintenance as needed - $4,075

4. Liens:

MVS HOA currently has no liens recorded against property owners.

D. Tim Lease, Director of Building & Site Inspection

- Three new homes have been built or are under construction.
- Six home renovations or additions were started and/or completed.
- Updated Guidelines for Homebuilders and Remodelers document with needed clarifications

E. John Liptak, Director of Grounds and Road Maintenance

- Removal of downed trees and debris caused by storms
- Removal of leaning/dying cypresses at lower boat storage lot
- Removal of several dead deer throughout the year
- Resurfaced driveway down to neighborhood boat ramp
- Investigating any potential 2027 road maintenance needs.
  - *Current Status:* Complete resurfacing is not necessary. Investigating need for several minor edge repairs throughout the neighborhood.
- Investigating potential culvert and ditch/swale needs
- Painted the MVS entrance sign with the help of Kristofer Rikken and Sara Butala.

F. Kris Jones, Director of Boat Ramp & Storage Lots

- The boat ramp road was resurface this May.
- Boat ramp has been closed since May to present due to low water levels.
- Re-graded and added gravel left over from road resurface in upper lot road way.

4. Questions from the Floor