

MINUTES

MVS HOA Board of Directors Meeting

September 10, 2025

Meeting: 9:00 AM at Sally Wagner's home.

Roll Call:

David Moylan - President

Julie Liptak – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

Tim Lease – Director of Building & Site Inspection

John Liptak – Director of Grounds & Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage Lots

Secretary's Report

1. The minutes from the Annual MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>.
2. The Board voted to send \$150 donation to Patmos Church for providing facility for MVS Annual meeting.
3. Contact information for the Officers/Directors was forwarded to MVS HOA attorneys, per their request.
4. Board was requested to forward suggestions and recommendations for the Fall Newsletter.
5. Reviewed and approved the second letter to Mrs. Sarah Brown, 204 Mountwood, regarding the appearance of her yard.

Vice President's Report

Property Sales:

- Julie met with outgoing Vice President who reviewed the POA process to follow along with supporting documents for any property sale.
- The Board received notice of intent from the homeowner to sell the house at 205 Deerwood.

MVS Holiday Party:

The date of the annual holiday party has historically been held on the second Saturday in December which is December 13th this year. Much discussion was held regarding the location for the party. Julie is in the process of investigating several locations. The date may need to change depending on availability of the location selected. In the event the date needs to change it should be moved to December 6th.

Treasurer's Report

	Current Period <u>8/1/25 - 8/31/25</u>	Year to Date <u>8/1/25 -8/31/25</u>
Total Income:	\$ 1,063.72	\$ 1,063.72
Total Expenses:	<u>\$ 28.64</u>	<u>\$ 28.64</u>
Net Income	<u>\$ (1,035.08)</u>	<u>\$ (1,035.08)</u>
Total Bank Accounts as of 8/31/25:		<u>\$350,816.46</u>

Bonnie Whitenight has requested to purchase the MVS VP computer. The Board approved the purchase price of \$250 based on the original price and straight line depreciation.

The Board approved the invoices to be sent for the trash can violation fines, \$50 and \$100. It was agreed to only charge the late fee of \$10 if the fee is not received by the due date, 30 days after invoice. There will not be a percentage penalty fee assessed.

Grounds and Maintenance

- Update on sign status throughout the neighborhood: John stated that he has reviewed all of the signs, and they all look fairly good so there is not a need to do a massive update of the sign repairs. Also, there are a few that might need further watching.
- John is continuing to get estimates for the boat ramp driveway resurface.
- The culverts that are on property managed by the MVS HOA will be cleaned in the annual cleanup. The rest of the culverts that are on personal property are the responsibility of the property owners.

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 1082, 102 Shorewood Terrace, Rhodes, Foundation poured for new garage.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers, Renovation by Dickerson. Fee paid. Working on permits.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson, Sunroom and other renovations. Working on a construction contract.
- Section 3, Lot 3048, XXXX Tradewinds Terrace, Sheehan, New house. Roof and windows installed.

Boat Ramp and Storage

Storage Deposits and Ramp Keys Deposits: N/A

The ramp lock has been missing to a replacement lock was put on the gate the first week of September. So far several keys have not worked in the new lock.

Meyer's tree service trimmed the trees in upper storage lot and cut the dead tree in ramp area for the contract price of \$5250.

Topics for Discussion:

- Update on trash can communications: verbiage of second letter was approved. Decision was made that violation letters will go out once a month at the beginning of the month to allow for the violators to receive the letters and make the corrections.
- Block Captain Meeting is scheduled for September 25th at Dave Moylan's house.
- There are several revisions that need to be made to the MVS website to improve communications. Dave will meet with David Madsen to discuss changes.