

MINUTES

MVS HOA Board of Directors Meeting

October 15, 2025

Meeting: 9:00 AM at Tim Lease'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 September MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>.
2. The Fall Newsletter is being finalized, and it is anticipated to be sent out by the end of October.

Vice President's Report

1. The property at 2087 has been sold.
2. Holiday Party details:
 - Date: Saturday, December 6th
 - Time: 2:30 to 5:30
 - Place: The Barn SML, 13919 Booker T Washington HWY, Moneta
 - Cost: \$15 per person
 - Invitations to go out with Directory by Oct 20th
 - Request RSVP by Nov 20th

Treasurer's Report

	Current Period <u>9/1/25 – 9/30/25</u>	Year to Date <u>8/1/25 -9/30/25</u>
Total Income:	\$ 375.41	\$ 1,439.13
Total Expenses:	<u>\$ 6,500.12</u>	<u>\$ 6,528.76</u>
Net Income	<u>\$ (6,124.71)</u>	<u>\$ (5,089.63)</u>
Total Bank Accounts as of 8/31/25:		<u>\$344,691.75</u>

Board Signatures on the MVS bank accounts will be transferred from Secretary to Vice President.

Grounds and Maintenance

- Plans are underway to continue the white paint striping at stop signs in the spring.
- Since street sign names change from brown to green when they need to be replaced, MSV signs will be checked, and John will investigate what actions need to occur to replace the affected signs.

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 - Complete and partially demobilized.
- Section 1, Lot 1082, 102 Shorewood Terrace, Rhodes. New Garage - Framed with roof and side sheathing.
- 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 is still required.
- Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Working on interior trim work.
- 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. Work should start end of October or early November. Renovation fee is still outstanding.

Due to inflationary road repair costs, the non-refundable construction fee (Mountain View Shores Subdivision Restrictions 5: section e & f) will be raised to \$1,200 effective with new construction/renovation projects submitted beginning January 1, 2026.

Boat Ramp and Storage

No report for September

Topics for Discussion:

- MVS Website Changes: A committee will be formed to review and recommend changes to the MVS website.
- Recruitment will begin for the three vacancies in the 2026 -2027 year, Treasurer, Secretary and Director of Boat Ramp and Storage Lots.

Meeting was adjourned at 10:30