

Minutes

MVS HOA Board of Directors Meeting

January 15, 2025

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

Roll Call:

David Moylan - President

Bonnie Whitenight – Vice President

Treasurer – Debbie Kendall

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

The minutes from the November 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

POA request Mitchell section 1-Lot 107,
Date on Check 11/26/2024
Closing 12/19/2024

POA Request Section 1 Lots 076, 077, 078
Brook Hill Farm- Jo Ann Miller
To Lynn Lambert , Mary Lou McDonnell.
Closing: 1/24/25

Discussion was held concerning the purchasers' request to only build shed prior to house being built. The Director of Building and Site Inspection will contact the purchasers to determine what their plans are since this is not compliant with HOA Building Codes.

Treasurer's Report

	Current Period <u>12/1/24 – 12/31/24</u>	Year to Date <u>8/1/24 -12/31/24</u>
Total Income:	\$ 24,608.33	\$ 41,225.85
Total Expenses:	<u>\$ 9,477.61</u>	<u>\$ 9,904.13</u>
Net Income	<u>\$ 15,130.72</u>	<u>\$ 31,321.72</u>
Total Bank Accounts as of 12/31/24:		<u>\$341,457.02</u>

The Operating "Earn More" Savings account will be closed out and the balance (currently \$4,498.86) will be moved to Operating Checking.

Grounds and Maintenance

Road line painting and shed maintenance postponed until nicer weather. It was noted that the road line painting needs to be completed prior to the rental season.

Storm damaged trees and debris removal in the lower storage area: John will contact two vendors and get two estimates. The vendors need to answer three questions: insurance, cost and availability.

John will follow up on road maintenance issues to identify road repairs needs and associated costs for next year. John and Kris will work together to also identify repairs needed on the boat ramp roadway surface.

Building and Site Inspection

Active Properties:

1. Section 1, Lot 1038, 304 Deerwood, Campbell. Stakes in place for new house. Old house demolished. Digging foundation in January. Building permit has been issued.
2. Section 1, Lot 1040, 305 Deerwood, Puckett. Have Bedford County Building Permit. Waiver for sunroom roof overhang into MVS offset requirement. Building supplies have been delivered and renovations have started.
3. Section 1, Lot 1092/93, 101 Shorewood, Wagner. Installing flooring and inside work. Will start septic system and propane system for hot water and kitchen stove.

4. Section 2, Lot 2013, 112 Sherwood Drive, Bottino. Kitchen, bathrooms, and bedroom renovations. Replaced windows and adding three new decks.
5. Section 2, Lot 2032 & 2033, 207 Sherwood, Nelson. Sunroom addition.
6. Section 3, Lot 3043, 118 Tradewind Terrace, Wheat. New 2 car garage. Waiting on drawing.
7. Section 3, Lot 3048, XXXX Tradewinds Terrace, Sheehan. Poured foundation.
8. Section 4, Lot 4127, 207 Woodland Terrace, Madsen. Extensive renovations. Bump out the kitchen and updating dock flooring.
9. Section 4, Lot 4097, 2439 Capewood, Denny. Paid renovation fee of \$600.

Boat Ramp and Storage

Ramp Keys Deposits:

1. Sarrell/ Sloop- Lot 1021 232 Deerwood Dr, Renter's Key and Home Owner's Ramp Key \$20.00 Check # 1144
2. Darrell- Lot 232 Deerwood Dr, Home Owner's Ramp Key No charge
3. Lyon's- Lot 3036 106 Tradewind Dr, Home Owner's Ramp Key No charge

Total Deposit: \$20.00

Refund Deposit:

Freddie Mitchell, 8353 Beatties Mill Road, Mechanicsville, VA 23111 Total \$25.00

1. A tree fell on a trailer in the lower lot from the ice storm. Kris contacted the home owner and sent pictures. Owner will be contacted to determine if he wants to be responsible for removing the tree or whether he would like the HOA to remove the tree.
2. Kris plans to get 2 or 3 bids for power washing the MVS Dock to be done in Spring. It has to be a company that does not use chemicals and can supply water or has the ability to pump water from lake.
3. The boat ramp pavement requires repair, and Kris will coordinate with John regarding this issue.

Topics for Discussion:

1. Corporate Transparency Act (CTA): Offer from HOA Attorneys to utilize their third party servicer to submit Beneficial Owners' Information (BOI) on behalf of their clients for a fee of \$400 plus ANY changes at \$100 per change. Dave will continue investigating this process and will research costs.
2. Suggestion was made to change the Annual HOA Cleanup Date to May 3rd this year. John will research to find out if the required personnel and supplies will be available on this date.