

Mountain View Shores Homeowners Association, Inc.

## Minutes of the Annual Meeting

Saturday, August 19<sup>th</sup>, 2023

The meeting was called to order at 10:00 am by Don Moorman, President of the Mountain View Shores HOA.

- 38 members of the HOA attended representing 26 households.
- Don's welcome comments included statements of appreciation to Patmos Methodist Church, current Board of Directors, Block Captains, and the members of the HOA who volunteered during the spring cleanup.
- Don reminded everyone about the Brown Water Issue that occurred last Labor Day weekend. Bedford County Water Authority (BCWA) met with the HOA during the September Board Meeting and presented several remedial actions they were taking to prevent this issue in the future. It appears that these actions have been successful. Don advised that anyone having brown water issues again to immediately contact BCWA.
- Bedford County Supervisors working in conjunction with the Planning Commission have conducted numerous meetings regarding short term rental regulations in Bedford County. Tom McKeown summarized the changes to short term rental restrictions. MVS HOA will review any changes or actions required to be in compliance with Bedford County regulations.

### Election Results

- Either by voting during the meeting or by mail-in proxy, approval for the Board received 127 votes from 100 Members of the MVSHOA.
  - Number of votes is greater than the number of neighbors participating since vote tally is weighted by the number of lots owned.
- The 2022-23 Board of Directors will be:
  - David Moylan, President (*new*)
  - Bonnie Whitenight, Vice President (*new*)
  - Deborah Kendall, Treasurer (*returning*)
  - Sally Wagner, Secretary (*returning*)
  - Mike Wagner, Director of Building & Site Inspection (*returning*)
  - Kristina Jones, Director of Boat Ramp and Storage (*new*)
  - John Liptak, Director of Grounds & Road Maintenance (*new*)

### Jackie McKeown, Vice President

- Coordinated, and sent out 8 POA Packets to new MVS owners

- Coordinated and hosted the Christmas Party which was held at Saunder Fire Hall with 72 in attendance.
- Communicated with MVS Attorneys, Chadwick, Moriarity, and participated in the revisions to MVS Restrictions. The majority of MVS Homeowners approved the Revisions.

**Debbie Kendall, Treasurer**

**TREASURER’S REPORT August 1, 2022 thru July 31, 2023**

- Account Balances:
  - Total HOA Account Balance(including CE Reserve) as of:
    - 7/31/2021 = \$238,980.01
    - 7/31/2022 = \$264,065.53
    - 7/31/2023 = \$292,482.47
  - Common Elements (CE) Reserve Account Balance as of:
    - 7/31/2021 = \$202,956.96
    - 7/31/2022 = \$236,028.78
    - 7/31/2023 = \$276,473.31
  - Major Expenses expected in 2024:
    - 2024 – Laptop replacement \$2,000
    - 2024 – Tree Trimming \$30,000
    - 2027 – Road Chip and Seal ten-year interval (est. \$119,000)
  - Maintenance Forecast for 2024:
    - Road shoulder and gravel repairs - \$2,000
- Opened a CD for \$100,000 at First Horizon Bank for 12 months. Interest is 4.5% annual
- Consolidated short term CDs at Atlantic Union into one CD for \$100,000 for 13 months. Interest is 4.0% annual.
- Operating Fund Account Balance as of:
  - 07/31/2021 = \$35,547.55
  - 07/31/2022 = \$27,922.32
  - 07/31/2023 = \$15,894.33

- Petty Cash Account Balance = \$114.43
- Dues:
  - 2023 Annual Dues collection as of 7/31/2023: \$46,350 received of \$47,050 projected.
  - 2023 CE Reserve contribution – 68% of Annual Dues = \$32,640.00
- Liens:
  - 2023 Liens:
    - Four liens recorded on August 10, 2023 for one property owner.
    - All past due dues have been collected except for one property owner who owes for multiple years on multiple lots.
    - Liens have been released for all paid past dues.

**Tom McKeown, Director of Grounds and Maintenance**

- Provided general maintenance, and vendor selection and supervision for MVS community-owned grounds and roads, including as-needed tree and brush trimming , tree removal, road signage replacement, and speed sign additions to help ensure road and pedestrian safety .
- Managed routine vendor-provided community-wide grass trimming along roadways as well as the upper and lower lots and boat ramp areas.
- Recruited and assigned volunteer staff and managed MVS-wide yearly Spring Cleaning effort that included approximately 20 volunteers. A new safety-focused task was included in 2023 to clear brush and low hanging tree branches from roads. Engaged outside vendor services to complete this task beginning in September, 2023.
- Participated in Board of Directors monthly meetings, and general application of HOA policies and regulations, including resolution of identified issues.
- Engaged with Bedford County through our district Board of Supervisors representative, Edgar Tuck (Chairman) and the county Planning Commission regarding their assessment and revision of Short-Term Rental (STR) management policies.

**Mike Wagner, Director of Building & Site Inspection**

New construction and renovations continue for MVS:

- Two new homes were started with one completed,
- Two new garages were built,
- Three major renovations were started with one complete.

**Suzanne Guilfoyle, Director of Boat Ramp & Storage Lots**

- The boat and storage lot saw a bit of activity over the past year. In the Fall/Winter, we had to move boats and trailers out of the upper storage lot so Bedford Water Authority could put in a new drainage field. A special thanks to Kris Jones for moving the various things and to the owners who helped with their own boats and trailers.
- In January, the boat ramp area had some low lying trees along the water trimmed, as well as the removal of a dead tree that had fallen and was caught on another tree creating a hazard.
- We have had a few issues with people leaving boats/trailers at the boat ramp area for longer than allowed(2 week maximum). We do have an ongoing issue of the boat ramp gate being left unlocked occasionally. Please remember to lock the gate when you leave.
- We continue to ask owners to only keep boats and trailers that are operable, have inflated tires (in case they need to be moved) and a MVS sticker in the boat storage areas. We are requesting that those boats/trailers that are inoperable, and/or unregistered be removed.

### **Other Business**

- Judy Wolfe announced that SML Good Neighbors were sponsoring the Hudler's home on the 2023 SML Charity Home Tour and that there would be some increased traffic due to this worthwhile endeavor the first weekend in October.
- Question was raised concerning a deer hunt. It was discussed that it is not feasible for our neighborhood due to the size of the lots and proximity of the houses. Eric Edgerton shared that he has experimented with a pepper concoction with Carolina Reaper that has reduced his deer property issues by 95%. Eric is willing to share his recipe.
- Issue with garbage cans being put out too early, and also being left out. It was recommended that the management crew who is managing the property be contacted.