

Mountain View Shores Homeowners Association, Inc.

## Minutes of the Annual Meeting

Saturday, August 20<sup>th</sup>

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

- 35 members of the HOA attended representing 23 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 Fournier, Captain of the Volunteer Rescue Squad reported that there are six volunteer crews and six paid crews for Bedford County. Also, there is a course in Moneta starting next month for anyone interested in volunteering.

### Election Results

- Either by voting during the meeting or by mail-in proxy, approval for the Board received 123 votes from 104 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:
  - Don Moorman, President (*returning*)
  - Jackie McKeown, Vice President (*returning*)
  - Deborah Kendall, Treasurer (*new*)
  - Sally Wagner, Secretary (*new*)
  - Suzanne Guilfoyle, Director of Boat Ramp & Storage Lots (*returning*)
  - Mike Wagner, Director of Building & Site Inspection (*returning*)
  - Tom McKeown, Director of Grounds & Road Maintenance (*returning*)

### Jackie McKeown, Vice President

- Nine (9) POA Homeowner's packets were sent out and settled since August 2021.
- Compiled restrictions and regulations and previous documents of DWR Deer Culling program to assist a MVS resident committee attempting to initiate a 2021/2022 Urban Archery Program. Program was not reinstated.
- Amendments to the Mountain View Shores Restrictions was completed and forwarded to retained law firm of Chadwick, Washington, Moriarity, Elmore & Bunn.
- MVS Holiday Party
  - After a year's hiatus, the party was arranged for December 11<sup>th</sup>, 2021.
  - Negotiations with SML manor resulted in \$700.00 fee.
  - Purchase of one day ABC license and event liability insurance was accomplished.

- Invitations sent to entire community, 87 RSVP's, 80 residents attended the party.
- Currently seeking a location for the 2022 Holiday Party

**Glenn Hudler, Treasurer**

Exhibit A details banking summaries and account balances. Glenn was available to field any questions regarding the following Treasurer's Report. He also presented and explained a handout of the 10-year budget that was developed in August 2019.

- Budget:
  - Total HOA Account Balance(including CE Reserve) as of:
    - 7/31/2020 = \$194,942.55
    - 7/31/2021 = \$238,980.01
    - 7/31/2022 = \$264,065.53
  - Common Elements (CE) Reserve Account Balance as of:
    - 7/31/2020 = \$163,998.82
    - 7/31/2021 = \$202,956.96
    - 7/31/2022 = \$236,028.78
    - End of FY CE Reserve Balance Target:
      - 2020 = \$150,502
      - 2021 = \$180,767 (\$22,190 surplus)
      - 2022 = \$211,032 (\$24,997 surplus)
    - No Major Expenses expected in 2022:
      - 2023 – Laptop replacement \$2000
      - 2027 – Road Chip and Seal ten-year interval (est. \$119,000)
    - Maintenance Forecast for 2022:
      - Road shoulder and gravel repairs - \$2000
  - Operating Fund Account Balance as of:
    - 07/31/2020 = \$30,943.73
    - 07/31/2021 = \$35,547.55 (Minus \$16,8000 invoice for 1.5 years lawn mowing)
    - 07/31/2022 = \$27,922.32
    - Largest Expense will be lawn mowing for 2022 – 7/23/21 to present (Approximately \$13,000)
  - Petty Cash Account Balance = \$114.43
- Dues:
  - 2022 Annual Dues collection as of 7/31/2022: \$47,160 received of \$47,750 projected
  - 2022 CE Reserve contribution – 68% of Annual Dues = \$32,640.00
- Liens:
  - 2022 Liens:
    - Six liens filed on 7/13/2022 for three property owners.
    - One owner has four lots.

**Sue Moylan, Secretary**

It was decided in 2020 that we wanted to modernize the Restrictions from its original document format to aid future boards since a lot has changed in the past 15+ years. The Board of Directors also wanted to review,

discuss, and update the document to clarify certain wording that tended to cause a lot of questions. At the same time, we discussed how to reorganize it to illuminate specific sections that might be ignored.

- At the 2021 annual meeting, it was discussed that these revisions were in process, but still needed to complete a couple more steps.
  - The Board of Directors reviewed the updated document three more times before sending to our law firm for a legal review.
  - The memorandum dated July 4, 2022 from Chadwick, Washington, Moriarty, Elmore & Bunn, P.C stated that the updates were supported by valid authority. In addition, they made a couple recommendations that will be discussed amongst the Board of Directors before finalizing the updated MVSHOA Restrictions and requesting a vote from the Members of MVSHOA.
- Should the document be approved by a majority vote of the MVSHOA Members, it will then be recorded in Bedford County.
- Sue Moylan will support Sally Wagner and the rest of the Board of Directors during the final stages of updating the MVSHOA Restrictions.

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

- The boat ramp and storage areas are in good order. We have continued the work of making sure all boat/trailers have current registrations and are properly documented and stickered.
- Bedford Regional Water Authority is planning to replace pipes which run through the Upper Storage lot. We anticipate having to move trailers/boats (or asking owners to move them) from the side near the entrance off Deerwood to other locations in the storage yard during the pipe replacement. Currently, we are holding off on allowing any new items to be stored until this process is completed which will hopefully be by sometime in September.
- Lower lot is currently full. Upper lot has spots available but if you have an item stored that you can dispose of or want to dispose of (and not sure of what to do), let me know ([suzmguil@gmail.com](mailto:suzmguil@gmail.com)), and I can help coordinate that as to free up spots. People that currently have multiple spots may be asked to give a spot to someone who needs one, but we are not at that point yet.
  - During the meeting Suzanne let the Members know that if anyone has ideas for improvement, they should feel free to contact her directly.
- As a reminder, boats/trailers should not be stored at the boat ramp. Also, please remember to lock the gate when you leave.

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

- Two new homes are under active construction.
- Two new homes were completed.
- Four homes have had or are undergoing major renovations.

## **Tom McKeown, Director of Grounds & Road Maintenance**

- Various planned and unplanned tasks were completed – e.g., tree and debris removal, post storms clean-up, and general maintenance activities—during the Board’s fiscal year beginning in September of 2021.
  - These tasks were supported by volunteers as well as by vendors.
  - Of significance, several trees were removed, and brush trimmed along Lockwood Drive and along the back fence of the Upper Parking Lot where the fence was being damaged.
  - Included a general trimming of brush and trees as needed to ensure safety and visibility throughout the community. The vendor for this activity was Roach and was completed in March/April of 2022.
    - Two questions came up during the meeting: (1) Are there any plans to trim overhanging limbs? and (2) What happens if a neighbor’s tree falls on your property?
      - Don advised that if there are concerns about overhanging limbs from the side of the roadways, please contact Tom McKeown.
      - A fallen tree is the owner’s responsibility. If unsure of liability, it was suggested to contact the agent of your homeowner’s insurance.
- The annual MVS Spring cleaning event was held May 21<sup>st</sup> and focused on Upper Lot and Boat Ramp maintenance activities, as well as Front Entrance beautification.
  - Approximately 20 volunteers attended. A thank you note from the Board of Directors was sent to the entire community to express the Board’s appreciation for the very hard work put in by all volunteers.

## **Other Business**

Don fielded a question about what the Board of Directors can do about overcrowding at rental properties. He explained Bedford County would only accept complaints from individual homeowners and not an HOA. Don also suggested that pictures are a good way to show the county what is happening, and then hopefully they will investigate. Once Bedford County becomes involved, they can contact the homeowner and inform them that they are at risk of losing their short-term rental permit.

# Exhibit A

## Account Balances - As of 7/31/2022

Account	7/31/2022 Balance
<b>Bank Accounts</b>	
CE CD 1.75 9-27-2021 Long Term	60,215.37
CE CD 2.45 1-26-2022 Short Term	53,137.57
CE Savings	122,675.84
OP "Earn More" Savings	4,489.58
OP CD .40 7-11-2021 Short Term	7,676.23
OP Checking	15,756.51
<b>TOTAL Bank Accounts</b>	<b>263,951.10</b>
<b>Cash Accounts</b>	
Petty Cash	114.43
<b>TOTAL Cash Accounts</b>	<b>114.43</b>
<b>OVERALL TOTAL</b>	<b>264,065.53</b>

## Banking Summary

7/31/2021 through 7/31/2022

Category	7/31/2021- 7/31/2022
<b>INCOME</b>	
Uncategorized	32,640.00
Income - CE	
Bank Interest	1,155.83
Construction Fees	600.00
<b>TOTAL Income - CE</b>	<b>1,755.83</b>
Income - Construction Fees	1,200.00
Income - OP	
Annual Dues	47,160.00
Bank Interest	3.79
Disclosure Packages	500.00
Keys, Deposits, Reserved Signs	320.00
Miscellaneous Income	720.00
Miscellaneous Income Cash	180.00
<b>TOTAL Income - OP</b>	<b>48,883.79</b>
<b>TOTAL INCOME</b>	<b>84,479.62</b>
<b>EXPENSES</b>	
Uncategorized	33,859.00
Expense - OP	
Administrative & Misc.	1,698.03
Boat Ramp, Stg Yd, Stump Dump - ...	500.00
Electricity	340.74
Insurance	1,333.00
Legal	163.50
Maintenance, General Landscaping	2,400.00
Mowing	16,800.00
Party Expense	1,365.67
Post Office Box	91.52
Taxes & Corporate Fees	683.90
Website	21.17
<b>TOTAL Expense - OP</b>	<b>25,397.53</b>
Key Refund	30.00
Misprint	0.00
<b>TOTAL EXPENSES</b>	<b>59,286.53</b>