

Minutes

MVS HOA Board of Directors Meeting

February 14, 2024

Meeting was called to order at 9:00 AM at Kris Jones' house.

Roll Call:

David Moylan - President

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

John Liptak – Director of Grounds and Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage

Secretary's Report

The minutes from the January MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>.

Letters to homeowners, Morrello and Vensko, regarding complaints about violations of MVS:

- The Board reviewed the Morrello's letter response to the complaint regarding the fence and determined that a follow-up letter is needed explaining how the fence is not meeting professional standards.
- Vensko's letter returned by USPS as "Vacant, Unable to Forward". It appears there is another address for JoAnn Pinkerton and the letter will be addressed and forwarded to that address.

Vice President's Report

A POA was prepared and forwarded for sale of lot 3048.

Treasurer's Report

	Current Period <u>1/1/24 -1/31/24</u>	Year to Date <u>8/1/23 -1/31/24</u>
Total Income:	\$ 23,199.31	\$ 44,922.40
Total Expenses:	<u>\$ 9,730.39</u>	<u>\$ 15,180.01</u>
Net Income (Loss)	<u>\$ 13,468.92</u>	<u>\$ 29,742.39</u>
Total Bank Accounts as of 01/31/24:		<u>\$322,110.45</u>

Grounds and Maintenance

- Power company has been notified regarding the "leaning tree" issue. They will contact John when they plan to come out and address this.
- Randy Morgan is "officially" both our snow and animal carcass removal contractor of record. He has removed deer from other neighborhoods and typically charges a whopping \$50 (as long as it's not a big mess).
- Last meeting John indicated that the tree trimming was completed and the Board members are satisfied with the results.
- Proposal to consider the idea of re-clearing and marking our walking trails is recommended. Will post request for volunteers in the Spring Newsletter.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1036, 300 Deerwood, Lease, Home renovations underway.
- Section 1, Lot 1040, 305 Deerwood, Pluckett, contractor finishing design and presenting to owner.
- Section 1, Lot 1092/93, xxx Shorewood, Wagner, clearing lot per Land Disturbance permit, and finishing building permits.
- Section 4, Lot 4110, 2275 Capewood Drive, Smith, Progressing with painting, inside work, trim, and hard scaping.
- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, Extensive renovations. Bump out the kitchen. Poured walls, floor, and foundation for new garage.

Boat Ramp and Storage

The only new business for storage and ramp area is to repair the fence at the lower storage lot.

New Topics for Discussion:

1. Spring Newsletter: topics suggested are the following:
 - Save the date for Spring Cleanup, Saturday, April 27th
 - Reminder of Bedford County Restrictions for exterior lighting
 - Reminder to homeowners regarding 25 MPH speed limit and the responsibility to ensure that Renters and Contractors obey the speed limit
 - Volunteers to clean up and remark the MVS trails
 - Reminder to clean up after dogs.
2. A suggestion was made to place an AED in a central location in the neighborhood with several key people having access to it.
After careful review it was decided that this is not practical due to securing access to the AED, training, lack of available volunteers and liability.

3. A suggestion was made for MVS to install dog poop bags on poles with signs to remind people to pick up after their dogs. It was also suggested that garbage cans could be placed in the neighborhood along with the bag dispenser.
After careful review and discussion, it was decided this is not practical due to lack of a reliable source of volunteers as well as the cost and maintenance.