

## Minutes

### MVS HOA Board of Directors Meeting

January 10, 2024

Meeting called to order at 9:00 AM at Wagner's house.

#### Roll Call:

Bonnie Whitenight – Vice President

Debbie Kendall – Treasurer

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 November 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 restrictions have been mailed.

#### Vice President's Report

1. December Holiday Party:

Holiday Party was a success and VP expressed her gratitude to Board for assisting with set up and clean up. A suggestion was made to extend the hours next year to 7:00 PM. Another suggestion is to cut back on some of the alcoholic beverage expenses.

2. A POA was prepared and forwarded for sale of Section 4, Lot 83, 2160 Capewood Drive.

#### Treasurer's Report

	Current Period	Year to Date
	<u>12/1/23 - 12/31/23</u>	<u>8/1/23 – 12/31/23</u>
Total Income:	\$ 20,127.32	\$ 21,723.09
Total Expenses:	\$ 935.17	\$ 5,449.62
Net Income (Loss)	\$ 19,192.15	\$ 16,273.47

Total Bank Accounts as of 09/30/23:

\$ 308,641.53

## **Grounds and Maintenance**

- Tree trimming
  - Roaches have finished trimming with the following exception:

The exception is a set of trees that are across from the boat ramp entrance. They are about 20" in diameter. One is leaning over the power lines and John will contact Southeast Electric to have them remove this tree as it is a danger to electric lines. The other tree is dead, and John will get a separate estimate for removing this tree.

- Snow Removal

Roaches have indicated that they don't want to continue to do the snow removal for MVS. Randy Morgan has indicated his willingness to perform the snow removal.

## **Building and Site Inspection**

Active Properties:

- Section 1, Lot 1036, 300 Deerwood, Lease, Home renovations underway.
- Section 1, Lot 1092/93, xxx Shorewood, Wagner, preparing to clear lot and gathering permits.
- Section 1, Lot 1040, 305 Deerwood, Pluckett, preparing for renovations.
- 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. Digging foundation for new garage.

## **Boat Ramp and Storage**

No new business for storage and ramp area.

## **New Topics for Discussion:**

Removal of dead deer: Removal of dead deer is the property owner's responsibility. John will research to determine if someone is available to contact for removal of dead deer on HOA property.