

Minutes

MVS HOA Board of Directors Meeting

June 12, 2024

Meeting was called to order at 9:00 AM at Whitenight's home.

Roll Call:

President - David Moylan

Vice President - Bonnie Whitenight

Treasurer - Debbie Kendall

Secretary - Sally Wagner

Director of Building & Site Inspection - Mike Wagner

Director of Grounds & Road Maintenance - John Liptak

Director of Boat Ramp and Storage Lots - Kris Jones

Secretary's Report

1. The minutes from the May 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

Three POAs were completed and forwarded:

James Coan - Section 1, Lot 73

Colton Bonn – Section 2, Lot 10

Robling - Section 4, Lot 105

Treasurer's Report

	Current Period <u>5/1/24 -5/31/24</u>	Year to Date <u>8/1/23 -5/31/24</u>
Total Income:	\$ 3,037.51	\$ 59,582.46
Total Expenses:	\$ <u>3,753.75</u>	\$ <u>20,004.33</u>
Net Income (Loss)	\$ <u>(716.24)</u>	\$ <u>39,578.13</u>
Total Bank Accounts as of 5/31/24:		<u>\$331,945.98</u>

Grounds and Maintenance

- Thank You notices will be sent out to everyone who participated in the MVS Annual Spring Cleanup.
- Storage Shed – John is going to review the contents of the storage shed and the exterior condition to determine what is going to be required to repair the shed.
- Lower Storage Lot - The low wooden fence on the side towards the main entrance is in need of repair as the short vertical posts are rotted. John will get estimates for repair and/or replacement.
- MVS Signage - John will work with Kris on posting new signs to encourage drivers to slow down.
- Homeowner contacts: John will be contacting owner at 217 Deerwood concerning the trees that overhang into the right of way. He will also be contacting the owner at 109 Mountwood to request removal of landscape debris placed on neighbor's property.
- Two Project Proposals:
 1. Miscellaneous Remaining Trimming / Debris Cleanup – John is going to request several volunteers to assist in the removal of debris and overhanging limbs in several areas of the neighborhood.
 2. Neighborhood Trails – Consider forming a committee and request volunteers to re-clear and properly mark neighborhood walking trails.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1036, 300 Deerwood, Lease, Home renovations underway.
- Section 1, Lot 1040, 305 Deerwood, Puckett, waiting on Building Permit by Bedford County.
- Section 1, Lot 1052, 209 Redwood, East, renovations complete.
- Section 1, Lot 1072, 205 Deerwood, Roth, continuing basement renovations.
- Section 1, Lot 1092/93, 101 Shorewood, Wagner, Foundation poured, basement walls up, starting first floor, installing plumbing and electrical lines in basement.
- Section 2, Lot 2010, 106 Sherwood Drive, starting renovation.
- Section 3, Lot 3048, XXXXTradewind Terrace, Sheehan, waiting on Bedford County to approve permit.
- Section 4, Lot 4110, 2275 Capewood Drive, Smith, Certification for occupancy May 9th.
- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, Extensive renovations. Bump out the kitchen. Roof complete for new garage.

Letters have been drafted that explain in detail the MVS Requirements to homeowners who are building or renovating to ensure they are meeting the Requirements, especially the \$600 fee. These letters will be forwarded when the situation requires it.

Boat Ramp and Storage

STORAGE DEPOSITS:

Putney, Jeff 1946 Capewood	\$40 (Storage Deposit)
Lake Retreat Property's	\$40 (2 Ramp Keys)
Guilfoyle, 248 Deerwood	\$40 (Storage Deposit)
Total	\$120

- Several trailers have been moved in order to improve space allocation.
- Spray painted storage links to help with closing properly.
- Paddle boat in ramp area will be taken to the dump next week.
- Trees by the ramp gate will be trimmed this week.
- Have coordinated with Don Fournier (Huddleston EMS) about ramp keys for Huddleston EMS and Saunders Fire Company. MVS will put a Fire box up for Fire/EMS with key inside for emergency use by EMS and Fire Company.
- Have purchased several signs to encourage drivers to slow down and will work with John Liptak to place the signs.

Topics for Discussion:

1. MVS HOA will donate \$1,500 to Huddleston EMS and \$1,500 to Saunders Volunteer Fire Company.
2. Prepare for Annual Meeting: each Director and Officer should prepare brief summary of their activities and accomplishments during the past year. Also, topics to be discussed at the Annual Meeting include:
 - Stop Signs/speed management: Rumble Strips vs Speed Bumps
 - Garbage Cans left out beside the road.

Meeting adjourned at 11:00 AM.