

Minutes

MVS HOA Board of Directors Meeting

May 15, 2024

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

Roll Call:

David Moylan - President

Bonnie Whitenight – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

Kristina Jones – Director of Boat Ramp and Storage

Secretary's Report

1. The minutes from the March MVS HOA Board meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>. There was no MVS HOA Board meeting in April due to the MVS Community Cleanup.
2. Letters to homeowners, Morrello and Vensko, regarding complaints about violations of MVS:
 - There has been no response from Morrello regarding the second HOA Board letter that was sent March 8th.
 - George Vensko responded to HOA letter sent on March 8th. They have plans to repair the wall. HOA will forward a letter to Mr. Vensko acknowledging receipt of his letter and the plans to repair the seawall.

Vice President's Report

- VP report for April, the picnic was successful at the boat ramp. Many people helped set up, offered to help, and clean up! This was a success due to the wonderful people on our board and from our neighborhood offering to help.
- A POA was forwarded for the sale of Lot 2010, 106 Sherwood Drive.

Treasurer's Report

	Current Period <u>4/1/24 -4/30/24</u>	Year to Date <u>8/1/23 -2/29/24</u>
Total Income:	\$ 5,709.78	\$ 56,544.95
Total Expenses:	<u>\$ 1,012.44</u>	<u>\$ 16,250.58</u>
Net Income (Loss)	<u>\$ 4,697.34</u>	<u>\$ 40,294.37</u>
Total Bank Accounts as of 02/29/24:		<u>\$332,662.22</u>

The amount due to MVS HOA on the four foreclosed lots sold on May 10, 2024 is being calculated and forwarded to the agency processing the sales.

Grounds and Maintenance

1. Spring Cleanup was a success. Mulch expenses incurred:

The Roach's brought us one load of mulch, but apparently could not deliver more. So, Dave Hohenbrink saved us and picked up more from The Farm Store. The Roach invoice of \$400 has been forwarded to Treasurer as well as Dave Hohenbrink's invoices totaling \$150.97.

Emails to the participants expressing appreciation will be forwarded.

2. Discussion was held to add signs to encourage drivers to slow down. Examples include "Slow Down", "Children at Play", etc. Kris and John will work on this project.

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 contractor finishing design and presenting to owner.
- Section 1, Lot 1072, 205 Deerwood, Roth, starting renovations in the basement.
- Section 1, Lot 1092/93, 101 Shorewood, Wagner, Foundation poured, basement walls up, installing plumbing and electrical lines in basement.
- Section 4, Lot 4110, 2275 Capewood Drive, Smith, Progressing with painting, inside work, trim, and landscaping.

- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, Extensive renovations. Bump out the kitchen. Roof complete for new garage.

Boat Ramp and Storage

Kris is going to put up signs regarding the rules for the trailer storage limits at the boat ramp in order to remind time limits for storage.

New Topics for Discussion:

1. HOA insurance bill. Calls will be made to the agent regarding changes to the HOA Policy.
2. There are extensive remodel, hardscape/landscape projects being done in the neighborhood that appear to be more than the \$60,000 limit and the \$600 has not been paid to HOA. An email to all owners reminding them about the \$600 requirement.
3. Garbage cans left out beside the road (many contain trash) until the trash pickup date days later. Also left beside the road for days after the trash pickup. This is an attractive nuisance for animals, especially raccoons, squirrels, crows, etc. It was decided that a reminder should be included at the annual meeting.
4. Neighbor discarding lawn waste onto neighbor's empty lot. A board member will contact the neighbor requesting the lawn waste be removed from the neighbor's lot.