

Minutes for October 14, 2020

MVS HOA Board of Directors Meeting

Roll Call

Don Moorman - President
Jackie McKeown - Vice President
Glenn Hudler - Treasurer
Sue Moylan - Secretary
Kris Jones - Boat Ramp & Storage Lots
Ned Coryell - Building & Inspection
Tom McKeown - Grounds & Maintenance

Meeting Minutes

The minutes from the September 9, 2020 meeting have been previously approved and posted on the MVS website at <http://www.mountainviewshores.org/minutes.html>.

Treasurer's Report

The Treasurer's report for September 2020 was reviewed and accepted.

Total Income:	464.08
Total Expenses:	<u>- 598.07</u>
	- 133.99

Total Bank Accounts: 195,462.42

Vice President's Update

Urban Archery Program of VA:

- Contacted Sherwood Archers, VA Bowhunters and Blackwater Archers regarding participation in the January Urban Archery Program.
- Prepared mailing to be sent mid-October reminding the neighborhood about the program.
 - Composed a letter with details of program and dates it is scheduled for Mountain View Shores. Included a link to find more information.
 - Designed a response card with three options to choose from, and included a stamped, addressed return envelope.

POA Packets:

- Confirmed 2 completed closings
 - Nguyen/110 Sherwood
 - Lopresti/2299 Capewood
- There are 2 closings scheduled in October
 - Finch/201 Sherwood (10/21 closing)
 - Patterson/Lot 92, Capewood (10/16 closing)
- Distributed 2 new POA packets
 - Sargent/2393 Capewood (12/4 closing)
 - Dovey/1772 Capewood (12/4 closing)

Participated in SMLA Webinar on September 29, 2020 – questions and answers were about shoreline, water and boating safety, etc. Am prepared to share the information at the October board meeting since some of the answers were about concerns that have been voiced by MVS residents.

- It was discussed that a request be sent out for a volunteer to attend these types of meetings. It would be a great way to bring the concerns of the MVS neighborhood to the attention of SMLA.

Boat Ramp and Storage

Storage Lot Keys:

Danner / 220 Deerwood	20.00 (check)
Rhodes / 102 Sherwood	20.00

Boat Ramp Key:

Erickson / 1104 Oak Grove	<u>10.00</u> (cash)
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Total:	\$50.00
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Requesting refund of \$15.00 be sent to Paul Miller at 12825 Farmington Court, Herndon, VA 20171.

Acorn Renovation & Docks

Jason Zwollnski 540-721-2736 / 540-537-5596

acornrenovationanddocks1@gmail.com

- We approved Acorn Docks to use the ramp for tear down material from an old dock. He backs up his trailer down ramp and transfers material from pontoon work boats. I do have his company's insurance certificate.
- I asked him if he would remove the trash out of the upper storage lot to dump. He agreed.
- Jason has also agreed to remove the junk trailers placed on the edge of Deerwood Drive when he comes back with his flatbed truck in a couple weeks.

It was suggested that the refundable deposit for keys to storage lots be increased from \$20.00 to \$40.00 due to the fact that the cost of replacement keys has increased. The Board discussed and approved this change.

There was a discussion about restricting the size/length of items in the storage lots to a maximum 33ft including tongue; less would be better. It was decided that this issue will be revisited when the Board reviews the MVS HOA Restrictions for updates and changes.

Grounds and Maintenance

- Removed fallen tree from Sherwood and Elmwood. Ned assisted.
- Planted 6 bushes to complete the replacement of Upper Storage Lot Fall 2019 landscaping task. The Roaches will apply mulch, as per their initial agreement with the HOA.
- Closed complaint regarding placement of banners in front of one of the MVS properties. After pointing out that this was not allowed according to MVS HOA restrictions, the property owner agreed to remove both banners.
- Closed complaint from property owner of Lot 3006. It was suggested the HOA was not appropriately maintaining his common-area grass or trees. I investigated, found the area to be fine, and communicated the same to the resident via email (cc: President and Vice President).

Building and Site Inspection

Under Construction:

- Section 1 Lot 57 - Malone property - 235 Deerwood
 - Detached garage addition in process
 - All permits approved
- Section 3 Lot 43 - Wheat property - 118 Tradewind
 - Updating front façade of house in process
 - All permits approved
- Section 3 Lot 52 - Page property - 119 Tradewind
 - Major garage/ house addition and renovation in process
 - All permits approved
- Section 4 Lot 90 - Mallia property - 2296 Capewood
 - New home construction in process
 - All permits approved

Other Matters:

- Section 4 Lot 78 - Ramsey property - 101 Woodland
 - Put on notice to remove the trailer on property within 60 days.
- Section 2 Lot 10 - Bohn property - 106 Sherwood
 - Property was okayed by Bedford without a driveway culvert
 - Will check with the county to see if that stands up.

New Business

Request for variance to 15-foot sideline set-back requirement for Lot 49A, 125 Tradewind Terrace:

Board unanimously approved a motion to allow a variance of 5 feet to the sideline set-back requirement for Lot 49A. This results in a set-back of not less than 10 feet. Lot 49A owner stated that adjacent Lot 50 property owner, Tom Gordon, was supportive of the request.

Homebuilder's Checklist document is in the process of being updated and will be finalized in November to be included in POA packets and sent out to the neighborhood. It will have a new title - *Guidelines for Homebuilders and Remodelers*

There was a discussion if the Bylaws should be changed to restrict the number/percentage of short term rentals in Mountain View Shores.

- For discussion purposes if we were to say there are 200 houses currently in MVS
 - approximately 37.5% of them are full time residents
 - seems like about 16.5% are rentals (33 from Bedford website)
- This issue will be revisited when the Board reviews the MVS Bylaws. If the Board feels that the Bylaws should be updated or changed, documentation will be prepared for the Members of the Association to review.
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Adjournment

Today's meeting started at 9:30 am and was adjourned at 12:00 am.