

2024 Mountain View Shores Annual Meeting

August 17, 2024
Patmos United Methodist Church

President's Introduction – David Moylan

Welcome everyone to the 2024 Annual Meeting.

David Moylan called the 2023 -2024 Annual Meeting of the Mountain View Shores Homeowners Association to order. David explained that the meeting would cover the business items and then discuss topics and activities of the Board of Directors during the past year.

1. Election of Board of Directors: Sally Wagner, Secretary

A. Proposed MVS Homeowners Association Board for year beginning August 2024:

- David Moylan, President
- Bonnie Whitenight, Vice President
- Deborah Kendall, Treasurer
- Sally Wagner, Secretary
- Kristina Jones, Director of Boat Ramp & Storage
- John Liptak, Director of Grounds & Road Maintenance
- Mike Wagner, Director of Building & Site Inspection

B. The floor was opened to nominations for additional candidates. There were none submitted.

C. There were 106 Ballots submitted by 86 homeowners and 30 attendees.

D. David Moylan motioned to accept these nominations and motion seconded was seconded by Bart Truesdell. Vote to approve this slate of officers was unanimously approved.

2. Budget Presentation: Debbie Kendall, Treasurer

A. The operating budget for 2024 – 2025 was presented and is attached.

B. The projected Five Year Budget was presented and is attached. Debbie explained the inflation increase to 5%.

C. David Moylan motioned to accept the Five Year Budget as presented and Jo Ely seconded the motion. The vote to accept was unanimously approved.

2024 Annual Board Directors Reports Summary of 2023 – 2024 Activities

A. President's Report: David Moylan

- Power outages on Deerwood and cross roads:
David is working with Southeast Electric to resolve the issue of the cable lines being too low, catching on trucks and pulling down power line poles.
- Adherence to speed limits/stop signs:
Several suggestions were made, including painting white lines to indicate stop sign blocks, solar panels that would show the speeds, rumble strips, and others.
- Commercial garbage pickup:
Several issues were discussed, including leaking trucks, trash cans left out after pickup, trash cans that were put out after trucks made their rounds, trucks not stopping at stop signs, and other issues. The health and safety issue of trash cans being out for extended periods (due to bears and racoons) was noted. It was suggested that when violations occur, a warning will be issued and then the violators will be fined. This was submitted to a vote, and it passed unanimously.
- Rentals
There was much discussion about short term rentals and issues. Kris Jones explained some of the new Bedford County Short Term Rental Rules and Regulations. A recommendation was made to cap the number of short term rentals in the neighborhood; however, this topic has been explored previously. This topic will be referred to the MVS HOA attorney.

B. Vice President's Report: Bonnie Whitenight

This year as Vice President I sent out the following POAs.

Section 1: lots 110, 73, 21, 100

Section 4, lots 83, 105

I also coordinated the MVS Holiday Party at Saunders Volunteer Fire Station. It was attended by approximately 80 people. Beer, wine and nonalcoholic beverages were supplied by the HOA, and everyone brought a dish to share.

Another gathering was organized for the picnic after the neighborhood cleanup day held in April. The event was well attended, and lunch and beverages were provided by the HOA.

C. Debbie Kendall, Treasurer

Treasurer's Report August 1, 2023 through July 31, 2024

- Account Balances:
 - Total HOA Account Balance (including CE Reserve) as of:
 - 7/31/2022 = \$264,065.53
 - 7/31/2023 = \$292,482.47
 - 7/31/2024 = \$310,136.20
 - Common Elements (CE) Reserve Account Balance as of:
 - 7/31/2022 = \$236,028.78
 - 7/31/2023 = \$276,473.31
 - 7/31/2024 = \$285,379.26
 - Operating Fund Account Balance as of:
 - 7/31/2022 = \$27,922.32
 - 7/31/2023 = \$15,894.33
 - 7/31/2024 = \$24,756.94
 - Petty Cash Account Balance = \$113.43
 - Reinvested CD and interest earned, \$104,500, at First Horizon Bank for 6 months. Interest is 5.15% annually.
 - Reinvested CD and interest, \$104,300, at Atlantic Union for 7 months. Interest is 5.0% annually.
- Dues:
 - 2024 Annual Dues collection as of 7/31/2023: \$46,175 received of \$47,050 projected.
 - 2024 CE Reserve contribution – 48% of Annual Dues = \$22,500.00.
Transfer made on August 7, 2024
- Major Expenses expected in 2025
 - No major expenses expected for 2025
 - 2027 – Road Chip and Seal ten-year interval (est. \$188,403)
- Maintenance Forecast for 2025:
 - General Maintenance as needed - \$4,000
- Liens:
 - One lien recorded on June 26, 2024, for one property owner.

- On August 2nd MVS HOA received a check in the amount of \$12,714.87 for past due dues, interest, late fees and all admin fees.
- Liens have been released for all paid past dues.

D. Mike Wagner, Director of Building and Site Inspection

- Six construction fees were paid this year.
- Two new homes were completed, and two new homes were started. Four home renovations or garage additions were started and/or completed.

E. John Liptak, Director of Grounds and Maintenance

- Annual Spring Cleanup
- Tree trimming throughout the neighborhood
- Normal maintenance - mowing of common areas
- Removal of 2 dead deer from roadways and set up arrangement for lawn service contractor to provide this service (@ rate of \$50)
- Replacement of stolen stop sign at 4 way stop
- Repaired speed limit sign on Capewood with new post and cement

Announcement of planned September Projects (Tentative Dates)

- Additional Tree Trimming & Debris Clean-up (Sat, 9/7/24)
- Neighborhood Walking Trails Maintenance (Sat, 9/21/24)

F. Kristina Jones, Director of Boat Ramp & Storage Lots

2023-2024 Upper lot (Deerwood/Mountwood)

- Gates were serviced 2024
- Moving some trailers around to accommodate the longer 26ft boat trailers

2024-2025 Goal's

- Ramp Area Tree Trimming on MVS Dock and Ramp Area
- Have MVS Dock power washed Spring 2025
- Lower lot (Lochwood) needs to be trimmed over the street
- Repair or remove fallen wooden fence/barrier around lower storage lot
- Remove any items that are not movable (not on a trailer/wheels)

Don Fournier presented the need for volunteers for the Huddleston Rescue Service.

The meeting was adjourned at 11:00 AM.