

**Minutes**  
**MVS HOA Board of Directors Meeting**  
**November 8, 2022**

Jackie McKeown called the meeting to order at 9:30 am.

**Attendees:**

Jackie McKeown - Vice President

Debbie Kendall - Treasurer

Sally Wagner - Secretary

Tom McKeown - Grounds and Maintenance

Mike Wagner - Building & Site Inspection

**President's Report**

Don Moorman sent his President's Report prior to the meeting which included the following topics for discussion:

- Budget: Debbie advised that postage budget was increased to \$750. It was also discussed that in the future the Board should have a formal budget to present to the Annual Meeting in August. Tom advised that the \$30,000 expense for Tree Trimming should be moved to the next year's budget, 2023 – 2024.
- Responses to comments from Homeowners regarding the Restriction Changes: Decision was made that parking golf carts in driveways is not in violation of the Restrictions.

**Secretary's Report**

The minutes from the October 12, 2022, 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**

POA Homeowner's Packet:

- One outstanding Packet for 119Mountwood, Settlement: November 15, 2023
- One pending sale canceled

MVS HOA Holiday Party: December 3, 2022, Saunders Fire Company 3:00-6:00

- Deposit for room sent to Saunders, Contract signed
- Invitations to each home included in Directory mailing
- MVS POA address – RSVPs – as of this date 22 “yes” received
- Purchase of paper products

- Committees to organize – set up, clean up: Jackie will contact Saunders Fire Company to see if they have recommendations for someone to hire to provide cleanup services.
- Need to get the insurance for \$194 and the liquor license for \$50
- Jackie is checking with the musician who has been used before.

## **Treasurer's Report**

October 2022:

Income:	\$ 56.37
Expenses:	<u>143.79</u>
Net Income (Loss)	<u>\$(87.42)</u>

Total Bank Accounts:        \$ 264,193.33

## **Proposed Changes to MVS Restrictions:**

The MVSHOA Restrictions Revision (Rev. 09.2022) has been approved.

Pursuant to the governing documents of MVSHOA, the restrictions may be amended in whole or in part, by vote of the majority of the eligible voting Members of the Association.

- Since there are 270 Lots in Mountain View Shores, 136 “yes” votes are needed for MVSHOA Restrictions (Rev. 09.2022) to be approved.
- With 62% of the homeowners participating, this goal was reached and surpassed on Wednesday, October 12, 2022.

Steps taken to gather votes:

- Our lawyer informed us at a meeting in 2021 that emails could be used to inform the Members of the proposed changes and votes could be gathered in the same format.
  - o The Board of Directors sent three emails to all the Members who have an email address in the Association’s database. These emails were dated September 23rd, October 2nd, and October 10th.
  - o The emails had the proposed document attached for review and described the Board’s reasoning for changes proposed.
- There are 13 Members who do not have an email address. The document and explanation were mailed to them on September 23rd with an addressed envelope for submitting their vote.

The decision to amend the current MVSHOA Restrictions was not taken lightly. From 2020-2022 the Board of Directors reviewed and discussed proposed changes. They also reported their progress to the Members at the 2021 and 2022 annual meetings.

The following Motion was made by Tom McKeown and Seconded by Mike Wagner:

Motion to submit the MVSHOA Restrictions (Rev. 09.2022) to the lawyer to file with Bedford County, VA.

Motion passed unanimously and Jackie will follow up with lawyer.

### **Directory Report**

The 2023 HOA Directories have been distributed.

### **Grounds and Maintenance**

1. Tom has contacted Southside Electric to discuss MVSHOA intent to trim trees along roadsides. They requested we contact them prior to beginning work. Kintey Robinson, Manager of Field Services, advised that he will have someone from Southside present when work will be performed. He also advised to be sure that the company that performs the work has experience working around electrical wires.
2. Tom has started collecting/investigating companies that may be appropriate for this type of work. Suggestion was made that project might be divided into phases and address the smaller issues first, such as clearing out the smaller trees. Once that phase is complete, discuss hiring a professional arborist to obtain effective long-term solutions.

### **Building and Site Inspection**

Active Properties:

- Section 1, Lot 1072, xxx Deerwood, Roth, Windows and doors installed. Regrading the front yard by driveway to repair the wash out from heavy rains. Preparing to install a septic system. Inside painting, electrical work, cabinets are done.
- Section 1, Lot 1061, 227 Deerwood, Liptak, Digging foundation for new garage. Setback variance of 10 feet granted to neighbor's property line. Bedford County granted a 20-foot variance from Deerwood.
- Section 1, Lot 1089, 107 Shorewood, McDonough, Expand and renovate the back deck. Structure up. Roof complete. Finishing decks.

- Section 3, Lot 3023, 1510 Capewood, Blackman, Building detached garage. Framing and trim completed for a three-car garage.
- Section 4, Lot 4110, xxxx Capewood Drive, Smith, Progressing with roof installation and trim.

**Boat Ramp and Storage**

Skelton's paid	Storage Key	\$40
	<u>Extra Ramp Key</u>	<u>\$20</u>
		\$60
Scott Van Buskirk	Storage Lot Key	\$40
	Boat Ramp Key	NC
Gardner's	Storage Lot Key	\$40
	<u>Boat Ramp Key</u>	<u>NC</u>
	TOTAL:	<u>\$140*</u>

\*Funds are to be deposited in November 2022

Meeting was adjourned at 10:48 am.