

Minutes

MVS HOA Board of Directors Meeting

November 8, 2023

Meeting was called to order at 10:00 AM at Whitenight's house.

Roll Call:

Dave Moylan - President

Bonnie Whitenight – Vice President

Debbie Kendall – Treasurer

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

John Liptak – Director of Grounds and Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage

President's Report

Dave is currently coordinating the details of renewal of the Crime Insurance Policy and waiting on the cost estimate from the agent.

Secretary's Report

The minutes from the October 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

1. December Holiday Party:
 - John Honaker has received the application and money for reservation for Saunders Fire Company,
 - One day Liquor License has been secured,
 - Insurance has been secured,
 - Setup details: Bonnie will take care of the decorations, tableware, tablecloths, and beverages. HOA Board will meet at Saunders to begin setup at 1:00 PM.
2. POA Information has been updated and set up on the VP's computer.

Treasurer's Report

	Current Period <u>10/1/23 - 10/31/23</u>	Year to Date <u>8/1/23 – 10/31/23</u>
Total Income:	\$ 560.16	\$ 1,248.77
Total Expenses:	<u>\$ 535.15</u>	<u>\$ 1,731.64</u>
Net Income (Loss)	<u>\$ (25.01)</u>	<u>\$ (482.87)</u>
Total Bank Accounts as of 09/30/23:		<u>\$ 291,885.17</u>

Due to the recent increases in inflation, contact was made with the paving company (who performed the most recent paving) to obtain a realistic estimate of the cost if the paving was done now. The estimated cost is \$155,000 if done now. Therefore, it was decided to increase the budget accruals for future paving by 5% per year as opposed to the current 3% accrual. In light of this change, there is no change in dues at this time.

Grounds and Maintenance

1. The following proposal for fall tree trimming by the Roach family was submitted Oct 27th and was approved by the HOA Board via emails.
 - A projected start date for the project of 11/6/2023,
 - Two days of trimming and chipping @ \$2,200 per day,
 - One dump run for down/dead vegetation and debris @ \$1,100 per load.
 - This would result in a total project cost of \$5,500.

Now that this first phase was completed, the Board determined and approved additional days of trimming and debris removal.

2. The placement of the new "No Wake" sign at the boat ramp is good.
3. John said he will take responsibility to replace the speed limit sign on Capewood that had fallen.
4. The Board reviewed several properties that require some extensive tree trimming. John indicated he will contact the homeowners.
5. The Board discussed and agreed that the secretary should forward letters to two homeowners that their properties are not meeting MVS HOA Guidelines.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1036, 300 Deerwood, Lease, home renovations underway.
- Section 4, Lot 4110, 2275 Capewood Drive, Smith, progressing with painting, inside work, trim, and hardscaping.
- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, extensive renovations, digging foundation for new garage.

Boat Ramp and Storage

1. R.R. Mann Fencing Company was out 9/28 to repair fences and gates. All work was completed. Final payment is due \$825.00
2. Breuscher 26" travel trailer was moved to lower storage lot.
3. Lease lot 1036 boat trailer moved into upper storage lot.

Inoperable /Abandoned Watercraft Update:

1. Newton: Fishing boat updated registration tag,
2. Witt: Boat and Sea Doo removed from storage,
3. Drewry: Catamaran removed from storage.

Notice's out for Inoperable Trailers and/ or Watercrafts:

1. MVS # 062 Two flat tires.
2. MVS # 147 Boat registration tag expired 2019.

Meeting was adjourned at 11:17 AM.