

## **MINUTES**

### **MVS HOA Board of Directors Meeting**

**October 12, 2022**

on Moorman called the meeting to order at 9:30 am.

#### **Attendees:**

Don Moorman - President

Debbie Kendall – Treasurer

Sally Wagner – Secretary

Mike Wagner – Building & Site Inspection

Suzanne Guilfoyle – Boat Ramp & Storage

Sue Moylan – Directory Report & Update on Restrictions

#### **President's Report**

The September HOA Board Meeting with BRWA representatives went well and action plans were discussed. BRWA has cleaned out the blue contact tank by removing the manway and using a vacuum truck to remove solid materials at the bottom of the tank. Mike Wagner and Greg Kendall have set up a meeting with BRWA on Friday, Oct 14<sup>th</sup> to tour the water treating facilities and will report in November HOA Board meeting.

#### **Secretary's Report**

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

#### **Directory Report & Proposed Changes to MVS Restrictions:**

##### **Directory Report**

The Board of Directors approved the printing of the directory. Received a verbal quote for directory printing of approximately \$745.00 including tax. Printing last year was 2.45/booklet and this year it is 3.01/booklet which is a 20% increase. Large increase since the cost of paper has increased 30% for the printer.

##### **Restrictions (Rev. 09.2022)**

Sue Moylan reported that there are responses continuing to come in and will provide numbers at the November HOA Board Meeting.

#### **Vice President's Report**

The following tasks were completed in September:

POAs

- POA packet sent Lot 38, Sherwood Drive – Date of closing: 10/31/22
- POA packet sent for 119 Mountwood Drive – Date of closing: November 15, 2022

MVS Christmas Party

- Check sent for deposit – Saunders Fire House
- Date: 12/3 Time: 3-6:00 PM
- Announcements – Website and Fall Newsletter
- Invitations with RSVPs – sent Last week of October
- Potluck and 10.00 per person
- One day ABC License, One Day Event Liability needed (researched)
- Set up, decorations, clean up committees needed

### **Treasurer's Report**

The Treasurer's Report for September 2022 was reviewed and accepted:

Total Income:	\$ 1,206.50
Total Expenses:	<u>203.65</u>
Net Income (Loss)	\$ 1,002.85

Total Bank Accounts: \$263,277.91

The budget for 2022 – 2023 was discussed.

Atlantic Union Bank has advised that all accounts that are under the same name are only insured by FDIC up to \$250,000. The Board approved the Treasurer to research other banks with the objective of moving some funds to another bank to ensure that all funds are insured by FDIC.

### **Grounds and Maintenance**

One HOA related damage item resulting from hurricane IAN: tree section fell onto Capewood Drive and was removed within two days of storm's end. Approximately 1/3 of the road was blocked and cleared.

### **Building and Site Inspection**

Active Properties:

- Section 1, Lot 1072, xxx Deerwood, Roth, Windows and doors installed. Regrading front yard by driveway to repair the wash out from recent heavy rains.

- Section 1, Lot 1089, 107 Shorewood, McDonough, Expand and renovate the back deck. Structure up.
- Section 3, Lot 3023, 1510 Capewood, Blackman, Building detached garage. Foundation complete.
- Section 4, Lot 4110, xxxx Capewood Drive, Smith, Progressing with roof installation.

### **Boat Ramp and Storage**

Work is completed by Bedford Water Authority. Clean-up old trailers continues. All trailers/jet skis/boats should be moved back to correct locations by November.

Christine Perciaccante placed a trailer in spot in upper storage lot  
Skelton's temporarily storing a jet ski/trailer while dock is built  
Nechamkin has new trailer (138) on a trade in  
Gardner's awaiting keys upon return to lake, and will store trailer  
Hunt's requested spot and in storage lot and stored trailer  
No money to report

### **Issues Covered:**

There have been notices in the neighborhood about proposed changes to the Short Term Rental Regulations in Bedford County. Two Board members attended the Bedford County Board of Supervisors Meeting on Oct 11<sup>th</sup>. There was nothing on the agenda for that meeting regarding short term rentals. More research needs to be done to identify these proposed changes.

Meeting was adjourned at 10:30 am.