

MINUTES

MVS HOA Board of Directors Meeting

September 13, 2023

Dave Moylan called the meeting to order at 9:00 AM at the Moylan's home.

Roll Call:

Dave Moylan - President

Bonnie Whitenight – Vice President

Sally Wagner – Secretary

John Liptak – Grounds & Maintenance

Mike Wagner – Building & Site Inspection

Secretary's Report

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

The following suggestions and complaints have been submitted by MVS homeowners:

1. Property to the right of their property is not being maintained. Fence is in disrepair, trees are falling into the lake, it is not ripped, stone wall that was built on the adjacent property owned by the daughter has fallen over and is not being maintained.

Board Response: A board member will do a site visit to view the status of the fence, stone wall and other items that are in the HOA jurisdiction. The trees falling into the lake and other areas within the 800 foot contour line fall within the AEP jurisdiction.

2. Substandard materials were used in construction of a fence on the respective property line.

Board Response: A board member will do a site visit and determine if the unsightly boards are still an issue. If so, pursuant to HOA complaint guidelines, an initial contact will be made with the owner of the fence to advise them it is not compliant with MVS Restrictions.

3. SMLA review of algae findings/testing and SMLA membership support from MVS. Are we as a neighborhood doing enough?

Board Response: The Board decided that the Fall Newsletter will emphasize the importance of buffer landscaping, utilizing correct fertilizer and proper care of septic systems.

4. Can HOA monetary transactions be done electronically? Willing to help. Locks on boat/trailer lots are sticky. Any solutions?

Board Response: HOA electronic monetary transactions have been investigated in the past and it has been determined that it is not efficient for MVS. The locks have been treated with liquid graphite and this item will be added to annual maintenance of the locks.

5. Can we update out of date neighborhood signage?

Board Response: The homeowner will be contacted to determine specifically which signage is being questioned and his specific recommendation.

6. "No wake within 50 feet of dock and swimmers! It's the law: also "Please clean up after pets!!!"

Board Response: A new no wake sign will be posted at the MVS boat ramp. The reminder to clean up after pets will be included in the Fall Newsletter.

7. Four way stop on Capewood/Breeze Haven doesn't work. Enforce or remove.

Board Response: The Fall Newsletter will also address this issue.

8. How about a fence around the lower storage yard?

Board Response: There doesn't seem to be a need to have a fence around the lower storage yard at this time as the area is secured by the cedar trees.

9. There is a dock down the cove on Deerwood that is a two story dock that seems to be collapsing.

Board Response: A tree fell on the dock trapping a boat inside the dock. The tree and boat have been removed. The owner is aware of the issue and working on this.

Vice President's Report

1. Received notebook with information and files from Jackie McKeown.

2. The HOA Board purchased a new Lenovo computer for the Vice President.

The Lenovo IdeaPad 51511L05:

Serial Number: MP2H37BJ

Product Number: 82XF001TUS

Bios Version: LACN25WW

3. Holiday Party:

A. John Honaker is the contact person for Saunders Fire Company. The date of Saturday, December 9, 2023 has been secured for the Holiday party at Saunders Fire Company. Timing for the party will be the same times as last year.

John's contact information: Treasuresaunders1021@gmail.com 540-797-1440

B. Need to get a Liquor License and one-day insurance. Once this cost is determined can project budget and how much to charge per person to attend.

C. The Mansion was contacted by email to see if they had availability for the Holiday Party but there has not been a response. The Saunders Fire Company was a satisfactory site last year for most attendees due to its close location and reasonable cost.

Treasurer's Report

	Current Period <u>8/1/23 - 8/31/23</u>	Year to Date <u>8/1/23 - 8/31/23</u>
Total Income:	\$ 343.85	\$ 343.85
Total Expenses:	<u>\$ 452.66</u>	<u>\$ 452.66</u>
Net Income (Loss)	<u>\$ (108.81)</u>	<u>\$ (108.81)</u>
Total Bank Accounts as of 08/31/23:		<u>\$ 292,373.66</u>

Grounds and Maintenance

John and Tom McKeown are going to do an inspection of what is going to be done by the Roaches in the fall to clear trees as well as the cost.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1036, 300 Deerwood, Lease, Home renovations underway.
- Section 4, Lot 4110, xxxx Capewood Drive, Smith, Progressing with painting, inside work, trim, and hard scaping.
- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, Remodel. Bump out the kitchen.
- Section 3, Lot 3056, 111 Tradewind Ter, New garage request, request for bathroom facilities in garage denied by Board

Boat Ramp and Storage

1. R.R. Mann Fencing Company will be out for repairs Sept 21st weather permitted. Will need a check for the balance.

2. New storage spot for the Zidenberg's Deerwood Drive
Collected \$40.00 Cash

Issues covered:

1. Completed the Board Meeting Schedule.
2. Request for Board Approval of printing costs of \$625.00 for directory printing, was approved.
3. Short Term Rental Changes in Bedford County. The Bedford County Supervisors will be contacted to obtain an official copy of the approved changes as well as the effective date of the changes.

Meeting was adjourned at 11:00 AM.

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