

MVS HOA Board of Directors Meeting
September 21, 2022 Minutes

Don Moorman called the meeting to order at 9:30.

Attendees:

Don Moorman - President

Jackie McKeown – Vice President

Debbie Kendall – Treasurer

Sally Wagner – Secretary

Tom McKeown – Grounds & Maintenance

Mike Wagner – Building & Site Inspection

Suzanne Guilfoyle – Boat Ramp & Storage

BRWA Representatives: Bob Deitrich, Operations Manager, Rhonda English, Deputy Director, and Dalton Karnes, Water Operations Supervisor

Sue Moylan

Kris Jones

President's Report

Don welcomed the BRWA Representatives who were attending the Board Meeting to respond to the questions that were forwarded about the discolored water issues occurring August 22 through September 7th.

1. What caused the problem that impacted most of MVS?

Bob Deitrich explained the basic process that wells pump water to a contact tank, chemicals are added to remove the iron and manganese, and then water is pumped through filters to remove the color bodies prior to going into the clean water system. There are 3 filters. The system is controlled by computer and the computer was destroyed by lightning and the replacement computer was also destroyed by lightning almost immediately. This resulted in the operating procedures becoming manual. There was an afternoon power failure and the contact tank got too low and the concentrated color bodies on the bottom overwhelmed the filters. When an owner experienced discolored water and contacted BRWA, BRWA flushed the main valves. Part of the issue is that some valves would be flushed, water would clear, a few days would go by, and then other MVS areas that had not been flushed would experience the discolored water. This pattern continued. Another issue is that some valves had been paved over. It was also noted that the heavy water usage on Labor Day Weekend could have intensified this issue.

2. What will be the flushing schedule going forward?

Bob indicated that they would resume a routine flushing schedule.

3. What will be the user notification process going forward?

Bob suggested that a flyer sent to everyone advising homeowner to contact the BRWA emergency number when they experience discolored water. Also putting the emergency number on the MVS web site, 540-586-7679.

4. Are engineering changes planned going forward?

BRWA is currently putting lightning arresters in the box and the cell mode has been changed from B2X to Xfinity.

5. Preventative maintenance?

There are 3 wells and sand filter systems. BRWA will implement a routine flushing program as well as periodic cleaning of the tank. Replacing the filters is under review.

6. What happens during power outages? Backup systems? Is there a need for a backup generator?

There is no need for a backup generator because they are notified of power failure and there are usually days of water in the raw water tank and if there is an extended power outage, they can bring in portable power generator. Possibly add some backup system to computers.

There is a need to add a manual level measurement to the contact tank.

7. Are there plans to add customers outside of MVS going forward using facilities at MVS?

BRWA will add individual customers that are within the current system but will not be adding subdivisions or line extensions without adding another water source.

8. What is in the future budgets?

There is something in the budget to replace or rehab the filters. There are 2 older filters when the plant was built and 2 newer filters. BRWA is trying to get a sight level on the tank so that they can visually see the level.

A letter to BRWA will be sent to express appreciation for the company representatives attending the Board Meeting and providing explanations of the issue and proposed future remediation actions.

Proposed Changes to MVS Restrictions:

Presentation by Sue Moylan finalizing the revisions and changes to MVS Restrictions. After detailed discussion, agreement was reached and motion to approve Restrictions as edited was made by Jackie and seconded by Debbie with unanimous approval. Sue will forward emails to homeowners for votes with follow-up emails. The restrictions require a 51% of lot owners approval.

Directory Update

Sue stated that the Directory goes to print on Oct 21st and any documents that are to be included in the Directory mailing need to be to Sue by Nov 7th.

Secretary's Report

A brief survey had been emailed to MVS homeowners to receive data regarding the water issues from Aug 22 to Sept 7. The data was recorded in a spreadsheet, analyzed and a brief summary of notable patterns was created. Please refer to Attachment A.

Vice President's Report

- Currently no outstanding POAs in MVS,
- Researched and contacted several establishments to determine site of MVS Xmas party - within rental, budget, and proximity location,
- Saunders Fire Station took reservation for Saturday, Dec 3rd. 2:00 PM to 6:00 PM for \$175,
- ABC and Event liability insurance researched, and it was determined that the one-day cost for each of these items is the same as last year and is acceptable,
- The charge will remain \$10 per attendee,
- MVS will have to provide cleanup and it was discussed whether there should be a committee for cleanup and possibly hire someone.

Treasurer's Report

Attached is the Balance Sheet and Income Statement. Debbie is planning to add the year-to-date data to the statements. Decision was made that Board members are to review the proposed budget that Debbie had created based on the actual expenditures in years ending 7/31/2020, 2021 and 2022. Board members are to review the items and discuss budget in October meeting. Suggestion was made to include snow removal of \$2,000. Tom is checking with Randy to see if he has company ID so that we are not required to send him 1099.

Grounds and Maintenance

Tom indicated that is no significant activity to report at this time. However, there is a need for major tree work that could be a major expense.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1072, xxx Deerwood, Windows and doors installed. Problems with drainage during August heavy rains.
- Section 4, Lot 4110, xxxx Capewood Drive, Smith, Progressing with roof installation.

Boat Ramp and Storage

Bedford County Water Authority has been putting in new pipes in the Upper Storage lot. They should be finished by the end of September. Trailers are temporarily moved from their regular spots and we haven't allowed any new trailers access until the work is complete and items are back in their assigned locations.

Requests received:

July 13- John & Michelle Gardner request Storage spot and boat ramp key for 14ft utility trailer, we will contact after Water Authority is finished.

Paulette Ramsey had a 24 ft utility trailer, due to size, there is no current availability.

Aug 16-Anthony and Sharon Rhodes requested to store a 22ft camper, due to size, there is no current availability.

Sent email to Barbara Hildreth regarding the return of any keys.

Sept 18-Christine Perciaccante requests space for 24ft boat trailer.

No money collected or refunded.

Will need to add budget items for next year for new locks on boat storage areas.

Issues covered:

1. Don signed the certification letter to have bank signatures updated with new signatures, Debbie Kendall as Treasurer and Sally Wagner as Secretary.
2. Completed the Board Meeting Schedule for 2022 – 2023.
3. It is noted that there is a 25 MPH speed limit sign missing. Tom will make arrangements to replace.

Meeting was adjourned at 12:30

INCOME STATEMENT			
as of 8/31/2022			
	Current Period		Year to Date
INCOME			
Income - CE			
Interest	\$ 6.49		\$ 6.49
Subtotal Income - CE	\$ 6.49		\$ 6.49
Income - OP			
Interest	\$ 0.04		\$ 0.04
Disclosure Packages	50.00		50.00
Subtotal Income - OP	\$ 50.04		\$ 50.04
TOTAL INCOME	\$ 56.53		\$ 56.53
EXPENSES			
Expense - OP			
Electricity	\$ 28.65		\$ 28.65
Insurance	719.00		719.00
Legal	96.50		96.50
TOTAL Expense - OP	\$ 844.15		\$ 844.15
TOTAL EXPENSES	\$ 844.15		\$ 844.15
TRANSFERS			
FROM CE Savings	\$ 96.50		\$ 96.50
TO OP Checking	(96.50)		(96.50)
TOTAL TRANSFERS	\$ -		\$ -
NET INCOME (LOSS)	\$ (787.62)		\$ (787.62)

Account	Account Number	Maturity Date	Balance
			08/31/22
Bank Accounts			
CE CD Long Term	7700064771	27-Sep-26	\$ 60,218.95
CE CD Long Term	118817827	26-Jan-24	53,139.38
CE Savings	051403164-0348		122,580.38
OP "Earn More" Savings	051403164-0356		4,489.62
OP CD Short Term	117440427	11-Jul-23	7,676.29
OP Checking	573013656		15,058.86
Subtotal Bank Accounts			\$ 263,163.48
Cash Accounts			
Petty Cash			\$ 114.43
Subtotal Cash Accounts			\$ 114.43
Cash			\$ 263,277.91