

Minutes

MVS HOA Board of Directors Meeting

June 10, 2026

Meeting: 9:00 AM at David Moylan's home.

Roll Call:

David Moylan - President

Julie Liptak – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

Tim Lease – Director of Building & Site Inspection

John Liptak – Director of Grounds & Road Maintenance

Kristina Jones – Director of Boat Ramp and Storage Lots

Secretary's Report

The minutes from the April 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

- Lot 2009 pending – closing date June 19
- 250 Deerwood – contract in place, closing date in August
- 123 Tradewind – for sale

Treasurer's Report

	Current Period <u>5/1/26 – 5/31/26</u>	Year to Date <u>8/1/25 – 5/31/26</u>
Total Income:	\$ 493.94	\$ 56,799.49
Total Expenses:	<u>\$ 22,519.91</u>	<u>\$ 57,645.72</u>
Net Income	<u>\$(22,025.97)</u>	<u>\$ (846.23)</u>
Total Bank Accounts as of 3/31/26:		<u>\$ 348,944.30</u>

Grounds and Maintenance

- Boat Ramp repaving was completed
- John will complete the painting of white lines at the stop signs; it is noted that the painting of the lines has improved the safety at stop signs

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Interior and exterior work continues.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Work continues including framing for the deck, exterior siding and interior work.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson. Renovation – Interior and exterior work continues.
- Section 3, Lot 3048, XXXX Tradewind Terrace, Sheehan. New house – Final interior and exterior work continues.
- Section 3, Lot 3049, XXXX Tradewind Terrace, Wygonik. New house – Work continues with current status being framed with windows, wall siding, roofing and some interior work.
- Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Interior and exterior work continues.

Finished Properties:

- Section 2, Lot 2013, 112 Sherwood Drive, Bottino. New Garage (as final phase of house renovation) – Work complete.

Discussion

- The Board reviewed and approved Tim Lease's suggested edits for the Guidelines for Homebuilders and Remodelers. Julie will incorporate the approved changes into the Guidelines.

Boat Ramp and Storage

1. Storage key and Ramp Key:
Trowbridge 2418 Capewood cash \$40.00
2. Reimbursement: To Kristina Jones. Total \$ 71.30
 - SML Signs & More \$60.71
 1. MVS Boat Ramp is Closed
 2. Spring Clean up
 - Home Depot Galvanized Gate Latch. 10.59

Topics for Discussion:

- Alternative storage for boat trailers due to boat ramp being closed.

The Boat Ramp will remain closed and will not be opened for trailer storage due to the liability.
An email will be sent to MVS indicating:

1. People will park trailers in their yards, as long as they are completely off the road,

2. If there is not sufficient room and the trailers violate the 2AM – 6AM Bedford County restriction, the owners of the trailers are going to be advised to contact David Moylan or John Liptak for instructions for alternative parking.

- Boat Storage Director:

There is currently no one who has volunteered for this position. It has been requested that a notice be included in the Annual Meeting Notice that if this position is not filled, it could result in a curtailment of services for the boat ramp and storage areas.