

**MINUTES**

**MVS HOA Board of Directors Meeting**

**April 8, 2026**

Meeting: 9:00 AM at Kris Jones’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 March 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**

- Lender Library box in the neighborhood: The Board agreed that this is a good idea and discussed possible locations and decided the best location is close to the MVS Map. Julie will check with the Hudlers to see if Glenn is available and willing to build it. Julie will come back to the Board for final decision before any work is done.
- Luncheon for HOA Spring Cleanup Volunteers: Julie will order the sandwiches from Subway and pick them up for the luncheon. Julie also has supplies for the table and will bring beverages. The Board members will bring desserts, brownies, cookies, etc. Sally and Kris will set up the luncheon.

**Treasurer's Report**

|                                    | Current Period<br><u>3/1/26 – 3/31/26</u> | Year to Date<br><u>8/1/25 – 3/31/26</u> |
|------------------------------------|---|---|
| Total Income:                      | \$ 570.19                                 | \$ 54,523.05                            |
| Total Expenses:                    | <u>\$ 281.97</u>                          | <u>\$ 23,960.62</u>                     |
| Net Income                         | <u>\$ 288.22</u>                          | <u>\$ 30,562.43</u>                     |
| Total Bank Accounts as of 3/31/26: |   | <u>\$380,343.79</u>                     |

Dues Update: Currently there is only one homeowner that has not paid dues. The Board will continue to follow up with collection of these dues and late fees.

### **Grounds and Maintenance**

- Spring cleanup update: Currently there is a need for more volunteers so Sue will send out blast email reminding everyone and requesting additional volunteers.
- Boat ramp driveway update: John is still waiting on definitive date that Jimmy Carter is going to accomplish this. It is noted that this must be completed before the Spring Cleanup and that time is short due to beginning of rental season. It is also recommended that an email be sent out notifying the MVS homeowners of the dates.
- Discuss potential culvert drainage project: It is noted that some of the issues with the blocked culverts begins on private properties. In order to slow down the water drainage on Deerwood, John will notify the owners of these properties that it is their responsibility to keep the culverts free and clear for proper drainage pursuant to MVS Guidelines.

### **Building and Site Inspection**

#### **Active Properties:**

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Interior work continues.
- Section 2, Lot 2023, 204 Sherwood Drive, Rodgers. Renovation – Work continues including framing for the deck and interior work.
- Section 2, Lot 2032 & 2033, 207 Sherwood Drive, Nelson. Renovation – Work continues including framing with wall and roof sheathing.
- 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 and roofing.
- Section 3, Lot 3044, 120 Tradewind Terrace, Wheat. Renovation – Interior and exterior work continues.
- Section 2, Lot 2013, 112 Sherwood Drive, Bottino. New Garage (as final phase of house renovation) – Work continues with current status being framed with wall siding and roofing.

### **Boat Ramp and Storage**

Storage key and Ramp Key:

Martin, Jacob & Dawn. 106 Sherwood: Lower Lot \$40.00

Nordstrom, William & Terra. 213 Redwood Terrace: Lower Lot \$30.00

Grande, Buffy & Jimi. 105 Shorewood \$40.00

Lower Lot: The trees were cut down & trimmed.