

Minutes

MVS HOA Board of Directors Meeting

October 9, 2024

Meeting was called to order at 9:00 AM at John Liptak's home.

Roll Call:

David Moylan - President

Bonnie Whitenight – Vice President

Treasurer – Debbie Kendall

Sally Wagner – Secretary

Mike Wagner – Director of Building & Site Inspection

John Liptak – Director of Grounds & Road Maintenance

Secretary's Report

1. 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>
2. Fall newsletter will be completed and forwarded to Sue Moylan for distribution via email.

Vice President's Report

1. Holiday Party:

- Invitations are ready to go out
- Saunders Volunteer Fire Station reserved
- Liquor License obtained
- Event Insurance purchased

2. POAs:

- 1-075, sale was pending and canceled, new buyer is pending
- 1-100
- 2-012, sale was pending and then canceled, new buyer is pending

Treasurer's Report

	Current Period <u>9/1/24 - 9/30/24</u>	Year to Date <u>8/1/24 -9/30/24</u>
Total Income:	\$ 1,196.94	\$ 12,066.85
Total Expenses:	\$ <u>437.83</u>	\$ <u>(1,366.69)</u>
Net Income	\$ <u>759.11</u>	\$ <u>13,433.54</u>
Transfers:		
To CE Savings	\$ 22,500.00	\$ 22,500.00
FROM OP Checking	<u>\$(22,500.00)</u>	<u>\$(22,500.00)</u>
Total Bank Accounts as of 9/30/24:		<u>\$323,569.74</u>

Grounds and Maintenance

- Four emails were reviewed for miscellaneous MVS violations, including unkept lawns, abandoned vehicles and debris removal. John will be forwarding emails to the appropriate homeowners.
- Line painting at stop signs project: John is getting estimates for the paint as well as estimates for potential rumble strips.
- John is sending out a volunteer sign-up for the fall cleanup and debris removal on MVS common properties on November 2nd.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood, Campbell. Waiting on final design. Plans to clear the lot and replace the house and dock.
- Section 1, Lot 1040, 305 Deerwood, Puckett, waiting on final design, cost estimate, and building permit by Bedford County.

- Section 1, Lot 1092/93, 101 Shorewood, Wagner, installing insulation, preparing for interior drywall, doing interior electrical wiring and framing.
- Section 2. Lot 2013, 112 Sherwood Drive, Bottino, Building Permit posted. Kitchen, bathrooms, and bedroom renovations. Removing wall, updating deck. Will send in the \$600 fee. Renovation Letter sent Oct 2, 2024.
- Section 3, Lot 3048, XXXX Tradewinds Terrace, Sheehan, lot cleared, silt screen installed, grass planted, installed new rip rap, final design complete, doing cost estimate, waiting on Bedford County to approve building permit.
- Section 4, Lot 4127, 207 Woodland Terrace, Madsen, Extensive renovations. Bump out the kitchen. Updating dock flooring.

Boat Ramp and Storage

No report for this period.

Meeting was adjourned at 10:20 AM.