

MINUTES

MVS HOA Board of Directors Meeting

July 8, 2026

Meeting: 9:00 AM at Kendall'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

Guest: Mike Gordon

Secretary's Report

The minutes from the June 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

Holiday Party – Waiting on the response from The Barn at SML for availability of Dec 5 or 12.

Property Transactions:

- Sale of Lot 2009 completed with signed Association Disclosure notice received
- Sale of 250 Deerwood pending closing in July or August

Treasurer's Report

	Current Period <u>6/1/26 – 6/30/26</u>	Year to Date <u>8/1/25 – 6/30/26</u>
Total Income:	\$ 2,516.55	\$ 59,316.04
Total Expenses:	\$ <u>29.01</u>	\$ <u>57,674.73</u>
Net Income	\$ <u>2,487.54</u>	\$ <u>1,641.31</u>
Total Bank Accounts as of 3/31/26:		\$ <u>351,431.84</u>

Continued discussion of Operating Budget and Five Year Capital Expenditure Budget which will be finalized for presentation for the Annual Meeting.

Grounds and Maintenance

In order to correct the culvert drainage on Deerwood, John will obtain estimates in order to correct this issue with the final determination to be made at the September HOA Board Meeting. The owner of the lot will be advised of their responsibility to maintain the culvert according to the HOA Restrictions.

It was determined that there is not a need for complete resurfacing of the roads in 2027. However, there is a need in several locations to repair the sides of the asphalt. John will be obtaining estimates and report to the Board.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1038, 304 Deerwood Drive, Campbell. New house - Interior and exterior work continues. Received permanent CO.
- 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 punch list interior and exterior work continues. Received permanent CO.
- 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.
- Section 3, Lot 3047, 126 Tradewind Terrace, Rainsford. Exterior Retaining Walls – Work continues. Will be sending in Construction Fee.

Boat Ramp and Storage

There are no changes, the boat ramp is still closed due to low water levels.

Topics for Discussion:

1. Annual Meeting
 - Annual Notices and Ballots were sent out July 7th

Meeting was adjourned at 10: 30 AM.