

Minutes for March 10, 2021

MVS HOA Board of Directors Meeting

Roll Call

Don Moorman - President
Jackie McKeown - Vice President
Glenn Hudler - Treasurer
Sue Moylan - Secretary
Tom McKeown - Grounds & Maintenance
Ned Coryell - Building and Site Inspection

Meeting Minutes

The February MVS HOA Board of Directors Meeting was cancelled due to conflict in schedules and a major ice storm.

Treasurer's Report

The Treasurer's report for January and February 2021 was reviewed and accepted.

Total Income:	31,253.34
Total Expenses:	<u>- 90.04</u>
	31,163.30

Total Bank Accounts: 242,582.92

\$44,995 of \$47,750 dues collected as of 03/10/21.

11 property owners yet to pay dues. This is larger than any previous year; down from 22 last month.

A letter will be sent to Forest Cove requesting an increase in the amount they pay each year towards the road maintenance fund. Starting in 2021 MVS HOA would like it to increase the amount to \$1,000.

Vice President's Update

POA Packets:

- Settlement for 2222 Capewood Drive is scheduled for 4/15/21
- Settlement for 107 Tradewind Terrace has been postponed; awaiting permit from AEP.

Urban Archery:

- 10 urban archers were registered and hunted in MVS during the month of January 2021. There was one recorded kill.

- The four hunters scheduled for February, 2021 canceled because of the ice storm and power company repairs that took place in Mountain View Shores.
- As of today, there are no urban archers scheduled for March 2021. Season ends March 28th.

The Board discussed and confirmed that if one property owner sells multiple lots to a single buyer in the same contract, then only one fee will be charged for the POA packet. Motion was passed with a majority vote. Some board members felt that Sellers should pay \$50.00 for each lot on the same contract for one POA packet request.

The Board discussed scheduling an appointment with the chosen law firm to start review of HOA documents. The lawyer will be invited to the May board meeting.

Grounds and Maintenance

Significant Activity:

- Successfully staved off two snow events. Entered a posture for high readiness/response, thus was well prepared with resources ready to deploy. No further action required at this time.
- Power Outage: worked with Southside Electric (SSE) to obtain service after the ice storm. Southside initially indicated a potential 2-week outage from the date of their on-site assessment due to the need for pole replacement and crews being out of the area. Southside was able to (1) provide service to Sections 1 and 2 immediately by jumping the cables for those sections, and (2) reassigning pole resources within a few days to provide service to the remainder of MVS.
- Power Outage Recovery: engaged Roaches to cut, clean up, and remove debris from the storm. This was delayed somewhat due to the large backlog of more critical customer needs, including Roaches providing at no cost 4 days of recovery support to SSE. This included use of Roach heavy equipment and labor. Clean up is now underway, and anticipate being completed by March 12th.
 - While some debris remains at Capewood and Lockwood, it is SSE's responsibility to remove that. The Board will monitor and will contact SSE as appropriate after providing them time to recover/repair other sections of their larger service area.
- The Board discussed the need to purchase rip rap for an upgrade of the dam that was previously built by the HOA in the boat ramp area. Said dam is needed to stop debris flowing into the lake from the drainage area by the path. Gary Erickson has volunteered to spearhead the work, and it was agreed to spend approximately \$300 to purchase 8 ton of rip rap for the project.

Plans:

- Letter for Spring cleaning volunteers
- Road overgrowth and post winter infrastructure conditions inventory

Boat Ramp and Storage

No report.

Building and Site Inspection

Mike Wagner has stepped forward to replace Ned Coryell since they will be leaving MVS.

Christine Perciaccante of Section 4, Lot 73 porch improvement. Accepted request and fee was paid. Project underway.

Request by Rick Levan for requirements to build. Sent information. Then he supplied a picture of a house he had in mind. Told Rick we would have to view the complete plan/house/structure he had in mind and should run the plan by Bedford County and the Health Department. Could not help him with only a picture.

Adjournment

Today's meeting started at 9:30 am and was adjourned at 12:05 am. The April meeting will be at Sue Moylan's house.