

Minutes for May 12, 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
Mike Wagner - Building and Site Inspection
Kris Jones - Boat Ramp & Storage

Meeting Minutes

The minutes from the April 14, 2021 meeting have been previously approved and posted on the MVS website at www.mountainviewshores.org.

President's Discussion

Don brought up the subject about what to do when a resident has abandoned vehicles, trash and/or debris on their lots. The Board decided to work on a step-by-step action plan that can be sent out to the neighborhood via the next newsletter.

Secretary's Report

Fielded a question from a neighbor regarding Item 13 of the MVS HOA Restrictions. The Board discussed and agreed that the words "recreational vehicle" was used in place of "RV" which is a large motor vehicle you can sleep and often cook, used for traveling and camping.

All hands on deck for July meeting - focus will be on sorting and preparing the Annual Meeting mailing.

Vice President's Update

Three settlements were completed and properties transferred:

- 2222 Capewood Drive
- 2335 Capewood Drive
- 2200 Capewood Drive

Communication with HOA Lawyers – Chadwick, Washington – invoice requested

Treasurer's Report

The Treasurer's report for April 2021 will be reviewed along with the May report at the next meeting.

Grounds and Maintenance

2021 Spring Cleanup Activities

Participation from the community includes nine volunteers, well below last year's level. However, since much of the usual work was completed as part of the post-winter storm's clean-up activity, some volunteers likely will not be needed. To-date status is as follows:

Boat ramp leaf clean-up	Completed
Culverts	Completed
Roadside debris clean-up	Completed
Front entry maintenance	In process
Upper storage lot bush trimming & mulch	Scheduled w/vendor
Trails clean-up	Planned
Boat ramp dam riprap	Requires scheduling

Post winter storm maintenance/clean-up was a separate activity, and this also has recently been completed. Grounds and Maintenance requested that the Roaches bill for this service. Anticipating the bill will be \$1,200 and will include cutting/removal of several trees, brush, and limb clean-up, trimming nuisance branches overhanging into the roads, and removal of the large tree which recently fell onto Capewood Drive.

Notes/Discussion

1. Several lots have construction/other debris remaining from various activities. Suggest sending notification requesting owner remediation.
2. Upper lot trimming and mulch will be completed by the Roaches within several weeks due to general backlog for services. The Board will receive a quote prior to starting work. Note that prices for materials have/are continuing to rise. The plan is to mulch the entire road-facing perimeter.
3. Spring Clean volunteers include: Don Moorman, Dave Moylan, Peg Gorman and Jackie McKeown, Randy Ely, Ned Coryell, Mike Ztanze, Harold Dorsey, Ted and Sara Batale, Gary Erickson (rip-rap for boat ramp vicinity run-off)

Boat Ramp and Storage

Storage Lot Keys:

Fontaine, Dan	Cash	\$40.00
Mallia, Lou	Check	\$40.00

Boat Ramp Key:

Puckett, Steve	Cash	<u>\$10.00</u>
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Total \$90.00

Emailed:

- Tim Witt about removing boat and sea doo tags 5/2018 - ok

- Terri Skelton: Flat tires on trailer - ok will take care of it.
- Don Smith: old jet ski's tags 4/2018 - no reply
- Jeanne Wagoner: Status on travel trailer no plates and has not moved in 5 years. – no reply

Abloy Keys (12) @ 9.75 each	117.00
Meador Locksmith	Tax <u>6.20</u>
	Total 123.20

Request reimbursement for keys: Kristina Jones \$123.20

Building and Site Inspection

Active properties:

- Section 1, Lot 1057, 235 Deerwood Drive, Malone, garage almost complete - section of siding and driveway
- Section 3, Lot 3052, 119 Tradewind Terrace, Page, appears complete except for landscaping
- Section 4, Lot 4090, 2296 Capewood Drive, Mallia, exterior complete
- Section 4, Lot 4092, Trowbridge, framed with roof and windows
- Section 4, Lot 4073, 1994 Capewood Drive, Perciaccante, major porch renovations progressing

Other:

- Section 1, Lot 1046, 206 Redwood Drive, Reid, major renovations near completion
- Section 1, Lot 1048, 210 Redwood Drive, Grohol, major renovations in progress

Adjournment

Today's meeting started at 9:30 am and was adjourned at 11:00 am. The June meeting will be at Glenn Hudler's house.