

Minutes for July 15, 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

Secretary's Report

The minutes from the June 10, 2021 meeting have been previously approved and posted on the MVS website at www.mountainviewshores.org.

Annual meeting paperwork was mailed out this week to all the members of the MVS HOA.

Vice President's Update

- Settlement for 115 Tradewind took place on July 2nd. New owners are Michael and Tara Mason
- One POA packet was sent for Section 1, Lot 47, Redwood Terrace – settlement is scheduled for August 12th.
- Retained HOA lawyer, Steve Moriarity, who met with the Board today before this month's meeting to discuss review of documents and how to proceed with various actions.

Treasurer's Report

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

Total Income:	1,835.77
Total Expenses:	<u>- 328.40</u>
	- 1,507.37

Total Bank Accounts: 242,002.60

\$47,085.00 of \$47,750.00 dues collected as of 6/25/21

- 2 property owners yet to pay dues.
- Certified ten day notice of Intent to File Lien went out 6/25/21. Will wait till I talk to the lawyer before filing.

Payments made or due:

- Paid invoices 7/8/21 from Buhla for all tree services and mulch 2020/2021
- Paid invoice 7/8/21 from Cutting Edge for riprap services at boat ramp
- Renewed the PO Box annual fee.
- Awaiting invoice from Randy for grass cutting 2020

Grounds and Maintenance

- Completed spring mulch activities and forwarded invoice to Treasurer for payment; cc'd President. Invoice covers all activities completed by Roach landscapers.
- Was notified of a fallen tree (vertical) trunk at 215 Tradewind Terrace; cut and removed from the roadway with assistance from neighbors. Roaches assessed that the remaining tree did not need removal. Tree is on MVS property.
- Received status text message from 210 Deerwood indicating some of the work they were doing to clean up their property, and the claim that they have hired 3 contractors to assist. Observation from the road indicates they added a large pole shed for some of the material. Not known if they applied for a county permit but the shed appears to be on their property in accordance with MVS codes. Road view of property indicates property still has a significant clean-up issue.
- Completed riprap placement for Boat ramp area drainage into lake.
- House on Woodland Terrace had 3 political signs on the property. I asked a resident to inform the owner they were not allowed. They have since been removed.

Boat Ramp and Storage

Storage Lot Keys:

- Jeff & Kriste Smith, Lot 4110; received cash for \$40.00

Boat Ramp Keys:

- Jeff & Kristen Smith, Lot 4100; no money due
- Jason & Courtnee Bishop, Lot 4085; no money due

Requested Tom to look at the wooden fencing on the right side of the gate in the lower lot. Parts of it have fallen due to rotten wood.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1057, 235 Deerwood Drive, Malone, garage almost complete, working on driveway
- Section 3, Lot 3052, 119 Tradewind Terrace, Page, appears complete except for landscaping, pouring concrete driveway
- Section 4, Lot 4090, 2296 Capewood Drive, Mallia, exterior complete
- Section 4, Lot 4092, 22XX Capewood Drive, Patterson, framed with roof and windows
- Section 4, Lot 4073, 1994 Capewood Drive, Perciaccante, major porch renovations progressing, appears complete
- Section 4, Lot 4091, 2370 Capewood Drive, LeVan, (new project)- major landscaping (initiated) and remodel of home (waiting on permits), \$600 check received

Other:

- Section 1, Lot 1046, 206 Redwood Drive, Reid, major renovations near completion, some setback issues - waiting on survey for data
- Section 1, Lot 1048, 210 Redwood Drive, Grohol, renovations in progress, construction debris on tarp in roadway.

Adjournment

Today's meeting started at 3:30 pm and was adjourned at 4:15 pm. The annual meeting will be held on Saturday, August 21, 2021, at 10:00 am at Patmos United Methodist Church, 1405 Patmos Church Road in Huddleston, Virginia