

Minutes for September 8, 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
Suzanne Guilfoyle - Boat Ramp & Storage

President's Report

We have received a request from the SML Home Tour to use the lower storage area for volunteer parking during the actual tour hours. This has been done in the past and should be feasible and acceptable. After discussion, the Board approved, and Don will let Kurt Wolfe know they have permission.

Secretary's Report

After the annual meeting, a property owner requested clarification to one section of upcoming restriction edits. Board agreed that the wording does not change the essence of restriction, but does clarify its intent.

- Due to deer culling email being sent out in September, have rescheduled communication to the neighborhood regarding the restrictions for October.

The 2021-22 MVS Directory should be ready to go to print by the end of October to be ready for November mailing.

Vice President's Report

The following tasks were completed:

- Compiled materials of 2021 MVS Deer Culling Project for discussion
- Prepared POA packet for Lot 1072; settlement was scheduled for September 3rd.

- The annual Holiday Party will be held at the Smith Mountain Manor on Saturday, December 11th @ 3:00-6:00 pm. The cost will be \$10.00 per person.

Treasurer's Report

Glenn reported that he will consider using the OP "Earn More" Savings CD for unforeseen expenses in 2021, but there is currently no reason to do so. As of August 31st, the OP checking balance was \$6,534.48, and the aforementioned CD was worth \$4,489.15

The Treasurer's report for August 2021 was reviewed by email after the meeting adjourned.

Total Income:	501.35
Total Expenses:	<u>- 16,938.49</u>
	- 16,437.14
Total Bank Accounts:	222,027.37

Payment made for mowing in August was for 2020 and part of 2021.

Grounds and Maintenance

Request during the annual meeting to remove a tree on the corner of Capewood and Tradewind was investigated. It was deemed necessary to remove it since it is dead and might fall across the road or cause other damage.

The Board will investigate working with a commercial tree trimming company. The goal will be to start a working relationship with said contractor to periodically trim trees and branches along the roadways and HOA right-of-way for reasons that may include but not limited safety on roads and protecting electrical wires during storms.

Homeowner suggested we look at dredging near the boat ramp because he believes that the depth to be about 3-4 feet. After investigation and speaking with some neighbors who have launched boats recently with no problem, it was decided not to pursue at this time. The HOA Board will keep an eye on the matter in case the need arises.

Boat Ramp and Storage

Boat ramp keys distributed:

- Rich Hartley; collected \$40.00
- Kathryn Stayton; collected \$40.00

- Mike & Mary Wheat; no money due
- Tyler Wind; no money due

Building and Site Inspection

Active Properties:

- Section 1, Lot 1057, 235 Deerwood Drive, Malone, garage almost complete.
- Section 4, Lot 4090, 2296 Capewood Drive, Mallia, exterior complete, landscaping.
- Section 4, Lot 4092, 2418 Capewood Drive, Trowbridge, framed with roof, siding and windows
- Section 4, Lot 4091, 2370 Capewood Drive, LeVan, major landscaping and home renovations pending permits
- Section 4, Lot 4110, xxxx Capewood Drive, Smith, starting foundations, received necessary paperwork and drawings, construction fee of \$600 received.

Other Builds:

- Section 1, Lot 1046, 206 Redwood Drive, Reid, major renovations near completion. Setback resolved.
- Justin Roth has purchased Lot 1072 and is having Craft Custom Home Builders design a new home and garage. Have not received plans, check, or permits yet.

Neighbor Dispute:

- Shed with a concrete pad was placed approximately 3 feet from the property line. In accordance with MVSHOA restrictions, it should have been at least 15 feet.
 - Shed has been moved, but the concrete pad still remains.
 - When the owner returns to Mountain View Shores this fall, the subject of construction items being dumped on or near the same neighbors property will be addressed along with removal of concrete pad.

DWR Urban Archery Program:

At August's annual meeting, the Board of Directors reported that they decided to pass on the program this year. However, a motion was made from the Members of the HOA who attended that it be reconsidered. A vote was taken, and by a vote of 29-4 it was agreed to collect MVS property owners' permission once again to participate in the Urban Archery Program with the understanding that Sheila Page & Jim Byrnes would manage the program.

At today's meeting the Board of Directors discussed Jim & Sheila's plan, and approved that the first step could move forward. Therefore, an email they drafted will be sent out through the MVSHOA email system.

As Jim and Sheila continue to organize their plan, they should keep the Board of Directors informed of their progress. One of said tasks is that they should use the appropriate DWR tool that will aid in gathering certified hunters.

If after two weeks, the majority of votes received are "Yes" to move forward with Mountain View Shores participating in the Urban Archery Program, they will then need to inform the Board of Directors of the outcome of said vote before taking any further action with their plan.

- As a side note. If a property owner does not reply with their choice of the three options given in aforementioned email, then let it be known that their choice will automatically be "no hunter and no retrieval on their property".

Adjournment

Today's meeting started at 9:30 am, and was adjourned at 11:50 am.