

Minutes for October 13, 2021

MVS HOA Board of Directors Meeting

Roll Call

Jackie McKeown - Vice President
Glenn Hudler - Treasurer
Sue Moylan - Secretary
Tom McKeown - Grounds & Maintenance
Mike Wagner - Building and Site Inspection
Eric Edgerton and Sally Wagner. SMLA Representatives

Vice President's Report

Three POA packets were collated and submitted:

- Lot 3008 - 1086 Oak Grove Place; Settlement: 11/1/2021
- Lot 1106 - 207 Mountwood Drive; Settlement: 11/19/2021
- Lots 1002 and 1003 - Contract cancelled

MVS Holiday Party: December 11th from 3:00-6:00 PM at the Smith Mountain Manor

- Contract obtained and deposit submitted.
- Obtained insurance and license required to hold the event.
- Glenn will work with owners of the venue to organize holiday music.

Treasurer's Report

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

Total Income:	1,447.95
Total Expenses:	<u>- 570.49</u>
	877.46

Total Bank Accounts:	222,904.87
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Grounds and Maintenance

We received a request to assess whether a dead tree on Tradewind Terrace should be removed. Roads and Grounds Maintenance Committee determined that it should be removed and contracted Roach Inc to complete this at their first availability.

The Board of Directors received an inquiry in the Sept 2021 timeframe from the owner of Section 3 Lot 9 regarding Section 3 Lot 8. Lot 8 was for sale (since sold) and was represented as waterfront property by the realtor. This was potentially impactful to the HOA community, as Lot 8 abuts the HOA-owned boat ramp lot, Section 3 Lot 3. Our findings were communicated to the Lot 9 owner, as well as to the President and Vice President of the Board.

- The HOA contacted the County to obtain a clear copy of the area plat with which to make a determination of boundaries:
 - Requested and received from the County a copy of the Section 3 plat which includes both Lot 3 (the MVSHOA boat ramp lot) and Lots 8 and 9. This plat is dated 17FEB1979, and represents the best detail available from the County for Lot 8 and the surrounding area lots.
 - Plat appears to show that the area between Lot 8 and Lot 3 had been open lake water at the time it was drawn. (See attached copy of boat ramp lot plat circa Sept 17, 1979)
 - The portion of the lake adjacent to both Lot 8 and Lot 3 seems to have silted and closed over during the intervening years until now.
 - Lot 8 does not abut Lot 3 anywhere along its length on this plat, thus Lot 8 was not landlocked at the time this plat was developed.
 - It appears that the solid line on the lakeside of Lot 8 would be the lot boundary, and the inside broken line would be the 795 or 800 foot contour. This implies that Lot 8 would have had lake access at the time this plat was drawn.
- Looking at a smaller, more detailed Lot 8 plat available from the complainant (then known as the Turner lot), it appears the pathway built and still in-use between Lot 8 and the area where the lake water had been, is below the Lot 8 boundary, which would make it AEP managed.
- The Board communicated its findings to the Lot 9 owner, and suggested that any further queries regarding this matter would best be pursued through AEP.

Boat Ramp and Storage

One boat ramp key was given to Lot 4118 (Kelam). No charge required.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1072, xxxx Deerwood Drive, Roth, Craft Custom Home Builders doing design. Have building design and septic system permits. Waiting on Construction and Land Disturbance permits.

- Section 2, Lot 2010, 106 Sherwood Drive, Bohn/Wacker, Building attached garage per original building permit and drawings. House completed in 2018. Waiting on permits for a new garage.
- 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.

DWR Urban Archery Program

63% of the ballots received voted YES to Mountain View Shores' participation in the *DWR Urban Archery Program*. However, 53% of the same ballots voted NO to hunting on their property which meant that the Board needed to review more information before deciding to proceed. Low number of lots giving permission to hunt on their property makes organizing a successful hunt difficult in a neighborhood configured like Mountain View Shores. Feedback from certified hunters is that Mountain View Shores lots are small and too restrictive.

Approximately 10 days ago all planning stopped, and the Board of Directors extended their appreciation to Jim Byner and Sheila Page for all their hard work in gathering the information.

At today's meeting the Board of Directors voted unanimously to stop any plans for Mountain View Shores to participate in the current *DWR Urban Archery Program* that runs from September 2021 to March 2022. Besides the facts stated above, safety of our residents and their property was a major part of this decision.

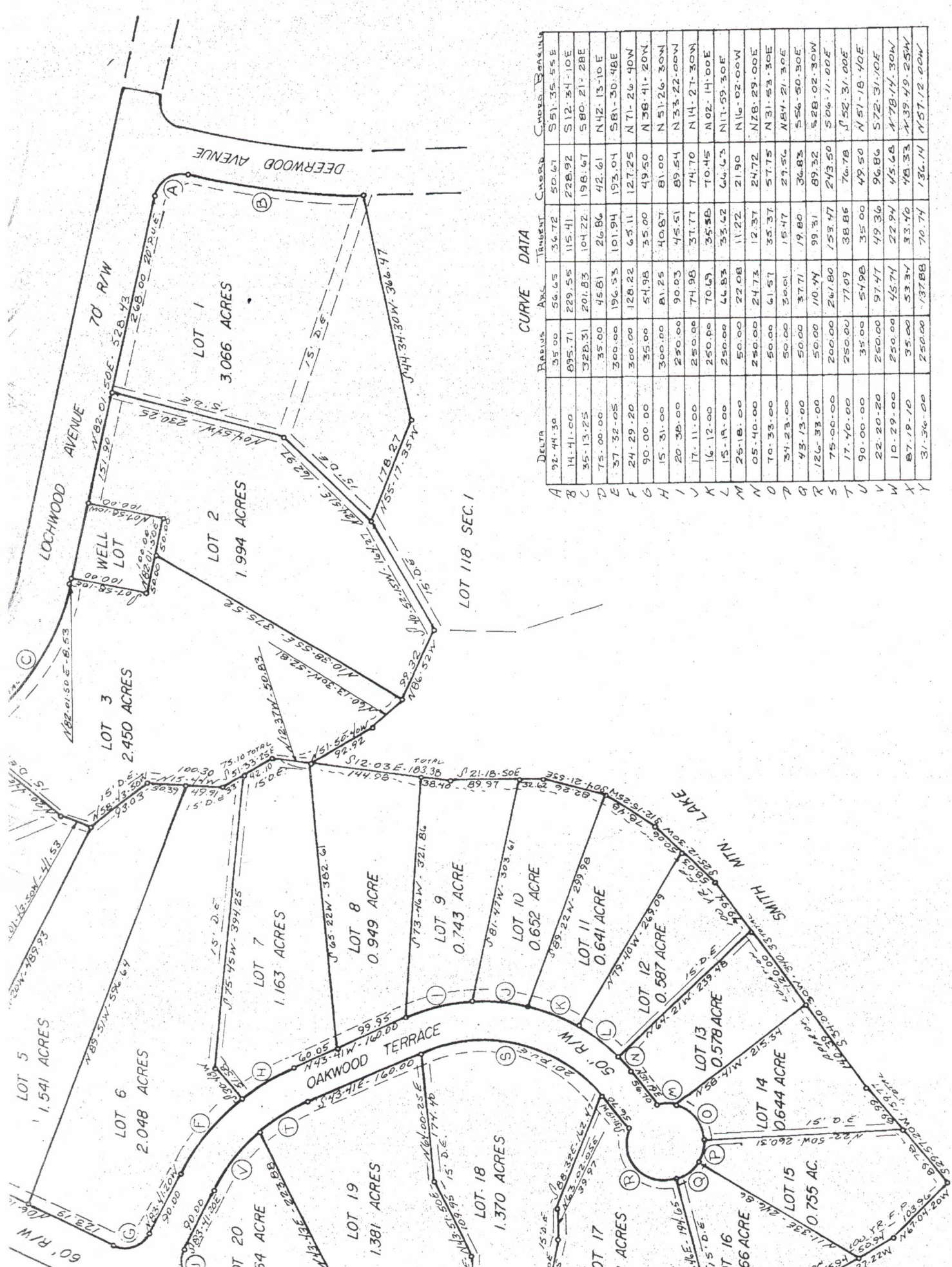
Other Business

Eric Edgerton and Sally Wagner presented some very interesting information that was gathered from the recent SMLA meeting. They also shared a few simple ways that Mountain View Shores neighbors can help preserve water quality.

During the round table discussion it was decided that a section of the MVSHOA website would be dedicated to information that educates our Members and also helps them actively participate in keeping Smith Mountain Lake clean.

Adjournment

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



CURVE DATA

DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	92.44.30	35.00	56.65	36.72	50.67
B	14.41.00	895.71	229.55	115.41	228.92
C	35.13.25	322.31	201.83	104.22	198.67
D	75.00.00	35.00	45.81	26.86	42.61
E	37.32.05	300.00	196.53	101.94	193.94
F	24.29.20	300.00	128.22	65.11	127.25
G	90.00.00	35.00	54.98	35.00	49.50
H	15.31.00	300.00	81.25	40.87	81.00
I	20.38.00	250.00	90.03	45.51	89.54
J	17.11.00	250.00	74.98	37.77	74.70
K	16.12.00	250.00	70.69	35.58	70.45
L	15.19.00	250.00	66.83	33.62	66.63
M	25.18.00	50.00	22.08	11.22	21.90
N	05.40.00	250.00	24.73	12.37	24.72
O	10.33.00	50.00	61.57	35.37	57.75
P	34.23.00	50.00	30.01	15.47	29.56
Q	43.13.00	50.00	37.71	19.80	36.83
R	126.33.00	50.00	110.47	99.31	89.32
S	75.00.00	200.00	267.80	153.47	243.50
T	17.40.00	250.00	77.09	38.86	76.78
U	90.00.00	35.00	54.98	35.00	49.50
V	22.20.20	250.00	97.47	49.36	96.86
W	10.29.00	250.00	45.74	22.94	45.68
X	87.19.10	35.00	53.34	33.40	48.33
Y	31.36.00	250.00	137.88	70.74	136.14

LOT 118 SEC. 1