

Minutes for November 15, 2021

MVS HOA Board of Directors Meeting

Roll Call

Don Moorman - President
Jackie McKeown - Vice President
Glenn Hudler - Treasurer
Sue Moylan - Secretary
Suzanne Guilfoyle - Boat Ramp & Storage
Tom McKeown - Grounds & Maintenance
Mike Wagner - Building and Site Inspection

Secretary's Report

Charlie Akins will no longer be able to do the website, and the Board is looking for a neighbor who would like to help Mountain View Shores. It's a simple GoDaddy format that is basically copy and paste.

Vice President's Report

Three POA packets were collated and submitted:

- Lot 3008 - 1086 Oak Grove Place; Settled November 1st; Joshua & Meagan Adams
- Lot 1106 - 207 Mountwood Drive; Settlement Scheduled: Nov. 19; Joe & Angela Masters
- Lot 3024 - 102 Breeze Haven Terrace; Settlement Scheduled Nov. 22; Mike Polansky.

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

- Invitation was mailed with directory and attached to fall newsletter sent out via email.
- As of November 15th - 53 people attending

Treasurer's Report

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

Total Income:	209.36
Total Expenses:	<u>- 28.61</u>
	180.75

Total Bank Accounts:	223,085.62
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Grounds and Maintenance

Responded to an MVSHOA member inquiry that suggested the Board consider setting aside HOA owned land to build, manage, and maintain a pickleball facility. This had previously been addressed by former Board of Directors and rejected for economic, space availability, and on-going management and maintenance considerations.

Boat Ramp and Storage

No keys were distributed. Requested that the three owners settling in November return any storage lot or boat ramp keys they may have.

Building and Site Inspection

Active Properties:

- Section 1, Lot 1072, xxx 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.
- Section 4, Lot 4092, 22XX Capewood Drive, Trowbridge, framed with roof, siding and windows, landscaping
- 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

Other Business

The Board is progressing with plans to draft and review templates for initial letter of violation and follow up letter should violation not be cured by date given. Once that is done they will be sent to the lawyer for his review before being used by MVSHOA.

As we move forward, the first step will always be to contact property owners personally either by phone or email to let them know that they are in violation of one of the governing documents of MVSHOA. Usually this is all that has been needed to correct the issue. The aforementioned letters are being drafted so that this and any future Board of Directors will have follow up steps to proceed with in the case of the property owner not responding to the request to cure the violation.

Adjournment

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