

Mountain View Shores Homeowners Association, Inc.

## Minutes of the Annual Meeting

Saturday, August 21<sup>st</sup>

The meeting was called to order at 10:00 am by Don Moorman, President of the Mountain View Shores HOA.

- 52 members of the HOA attended representing 33 lots.

### Election Results

- Either by voting during the meeting or by mail-in proxy, approval for the Board received 124 votes from 106 Members of the MVSHOA.
  - Number of votes is greater than the number of neighbors participating since vote tally is weighted by the number of lots owned.
- The 2021-22 Board of Directors will be:
  - Don Moorman, President (*returning*)
  - Jackie McKeown, Vice President (*returning*)
  - Glenn Hudler, Treasurer (*returning*)
  - Sue Moylan, Secretary (*returning*)
  - Suzanne Guilfoyle, Director of Boat Ramp & Storage Lots (*new*)
  - Mike Wagner, Director of Building & Site Inspection (*new*)
  - Tom McKeown, Director of Grounds & Road Maintenance (*returning*)

### Jackie McKeown, Vice President

- Seventeen (17) POA Homeowner's packets were sent out and settled since August 2020.
- Retained firm that specializes in Virginia HOA laws. Lawyer from Chadwick, Washington, and Associates reviewed current documents and met with the Board of Directors in July to share his thoughts and advice.
- There was no holiday party in 2020 due to COVID epidemic. Mariner's Landing is not a viable option anymore due to cost, and we are currently seeking a new location for the 2021 MVS Holiday Party.
  - The Board has chosen Saturday, December 11<sup>th</sup> for this year Holiday Party if plans can be made and Covid doesn't affect how we gather.
  - Jackie explained that we are looking for a place to host approximately 100 people. Any suggestions are welcome from the neighborhood. Under new management, Mariner's Landing now charges \$1,000 per hour, and that is far and above any budget we have.
  - The Members who attended the annual meeting indicated that an increase to \$10.00/person for the Holiday Party would be acceptable if needed to secure a location.
- *Urban Archery for Deer Management* program under DWR(DGIF):
  - Community was notified, and plat developed for all registered hunters.
    - 15 Urban Archers registered for period from January 6<sup>th</sup> through March 26<sup>th</sup>.

- There was one registered kill.
- The program was impacted by COVID and the February ice storm that resulted in a weeklong power outage in Mountain View Shores.
- The Board of Directors has no plans to participate in the 2022 *Urban Archery for Deer Management* program.
- If the community decides to participate once again, here are some thoughts to consider:
  - Through detailed research and sharing notes with other Smith Mountain Lake neighborhoods, the most successful programs took advantage of the September-December *Urban Archery for Deer Management* program
  - If these dates are chosen, we suggest that the paperwork with response cards be sent out with MVS mailing with annual dues invoices.
    - It is the one mailing that every neighbor must return with the stamped envelope that is included.
    - Should give the Board plenty of time to communicate and plan.
    - Allows neighbors to ask questions at the August annual meeting before program begins.
- There was a lengthy discussion about the merits of this program, and if Mountain View Shores should participate this fall.
  - Motion was made by Sheila Page and seconded by Bonnie Miles to allow Jim Byrnes and Sheila Page to begin communicating with all Members of MVSHOA to see if there is enough support to participate during the Fall 2021 *Urban Archery for Deer Management* program, and to then move forward with a plan if response indicates that a majority of the neighborhood agrees.
  - The vote from the Members attending the annual meeting was 29 in favor and 4 not.
  - Therefore, Sheila Page and Jim Byrnes will begin organizing a plan to participate and requesting all Members of the MVSHOA to respond whether they would like to partake.

### **Glenn Hudler, Treasurer**

Glenn went over the banking summaries, account balances and MVSHOA budget. He answered any questions to clarify the following information.

Exhibit A details banking summaries and account balances, and Exhibit B is the MVSHOA budget with projections through 2030.

- Budget:
  - Total HOA Account Balance as of:
    - 7/31/2020 = \$194,942.55
    - 7/31/2021 = \$238,980.01
  - Common Elements (CE) Account Balance as of:
    - 7/31/2020 = \$163,998.82
    - 7/31/2021 = \$202,956.96
  - End of FY CE Balance Target:
    - 2020 = \$150,502

- 2021 = \$180,767 (\$22,189.96 surplus)
  - No Major Expenses expected in 2021:
    - 2023 – Laptop replacement \$2000
    - 2027 – Road Chip and Seal ten-year interval (est. \$119,000)
  - Maintenance Forecast for 2021:
    - Road shoulder and gravel repairs - \$2000
- Operating Fund Account Balance as of:
  - 07/31/2020 = \$30,943.73
  - 07/31/2021 = \$35,547.55
- Largest Expense will be Mowing for 2020 thru July 2021 (\$16,8000 invoice received not paid)
- Petty Cash Account Balance = \$475.50
- Dues:
  - 2021 Annual Dues Collection as of 7/31/2021: \$47,310 received of \$47,750 projected
  - 2021 CE designated portion of Annual Dues = \$32,640.00
- Liens:
  - 2021 Liens: One homeowner, 4 Lots:
    - Four liens filed on 7/22/2021 (recurring, 4<sup>th</sup> year)
    - Total due from homeowner to date: \$4160
- Insurance:
  - A complete review and reassignment of MVSHOA's insurance needs was accomplished:
    - Crime Policy - increased \$150K coverage at \$776 to \$250K coverage at \$719. This now includes cyber fraud in case we send money to a fraudulent person.
    - New \$70K Property Policy - damage/loss to dock/floater. No prior coverage.
    - General Liability Policy - increased from \$1m to \$2m
    - D&O Directors and Officers - \$1m coverage in case the Board absconds with community's \$250K in reserves or makes a poor business decision.
    - 2020 Cost for Bankers Insurance coverage = \$3259
    - 2021 Cost for Farmers Insurance increased/new coverage = \$2038

### **Sue Moylan, Secretary**

Website has been updated (<https://mountainviewshores.org>). Thank you goes out to Charlie Akins for all his hard work.

HOA database continues to be updated, and email has become the most efficient way to communicate with neighborhood outside the usual three mailings each year. Currently, only 8 out of 221 property owners do not receive email communication from MVSHOA. Requests for connection continue to go out in various formats.

It was decided in 2020 that we wanted to modernize the Restrictions from its original document format to aid future boards since a much has changed in the past fifteen years. The Board of Directors also wanted to review, discuss, and update the document to clarify certain wording that tended to cause a lot of questions. At the same time, we discussed how to reorganize it to illuminate specific sections that might be ignored.

- This past spring the Board of Directors voted to submit the final revision to the Members of MVSHOA for a vote of approval after the Annual Meeting. We also had our lawyer review the document for accuracy early this summer.

- The revised document will be put to vote in its entirety by sending it out to the neighborhood during first week of September. A preview of the document will be available as a handout at the August 21<sup>st</sup> annual meeting.
- Should the document be approved by a majority vote of the MVSHOA Members, it will then be recorded in Bedford County.

After this update is completed the Board of Directors has set a goal for the 2021-22 year to communicate with the neighborhood about any new restrictions that may or may not need to be added to the governing documents of MVSHOA.

### **Mike Wagner, Director of Building & Site Inspection**

There were two new homes being built during this past year. One is almost complete; the other is an active construction.

As of August 2021, there were six homes with major renovations. One is finished, three are nearly done, one is an active construction, and the last is a new project.

#### **Comments/Questions**

- During the meeting a Member of MVSHOA asked how the Board would handle vehicles being stored long term on lots in front of the roofline. Currently, we look at the section of Restrictions document that states:
  - The owner of each lot shall be responsible for the neat and orderly maintenance of same.
  - Storage of non-licensed vehicles, unsightly, inoperable vehicles, and vehicles on blocks is prohibited on MVS lots.
- This usually solves most of the issues, but not all. The Board is committed to addressing this matter during the 2021-22 year. Any changes or thoughts will be communicated to the Members of MVSHOA.

### **Tom McKeown, Director of Grounds & Road Maintenance**

Summary of activities for Grounds and Roads Maintenance:

- Identified, assigned, and managed Spring cleaning of Mountain View Shores common grounds which also included the added tasks of tree trimming across the neighborhood to clear overhanging branches into road passage and bulk mulch along with bush trimming for upper lot. Spring cleaning was for the second straight year, comprised of separate task teams, with no after-activity community barbeque, due to continued COVID issues.
- Upgraded dam that was previously built by HOA in the boat ramp area. Said dam is needed to stop debris flowing into the lake from the drainage area by path.
- Several instances of fallen trees across roadways were promptly cut, cleaned up, and removed.
- Worked with Southside Electric to restore electricity resulting from downed power lines.
- Handled several issues of non-compliance with MVS governing documents, complaints, and disputes.

#### **Comments/Questions**

- During his report Tom commented that Mountain View Shores may need to bring in a professional crew to cut back trees hanging over the road. In some areas this is a major safety issue on the roads, and in

others there is a need to protect the electrical wires during storms. Trimming of said trees was completed in May, and they have already quickly grown back. The Board will be looking into how much needs to be cut back to achieve a better solution.

- Pursuant to a request made from a Member of MVSHOA, Tom agreed to go look at a tree near the corner of Capewood and Tradewind. It was indicated that a portion of the tree is dead.

#### **Kristina Jones, Director of Boat Ramp & Storage Lots**

The two-year project of verifying owners and making sure that each piece of equipment in the storage lots has the new MVSHOA decal is complete. The files have been updated with name of owner, contact information, equipment details and a photo.

Owners are responsible to notify the Board when they replace their equipment. Information in files will need to be updated along with issuing a new MVSHOA decal.

All is coming together, and it's been very helpful when a neighbor takes the time to mark their spot when removing trailers for the winter - either for winterizing or, in some cases, the property owners store watercraft in their garage during the off season.

There is not a problem with boat/jet ski trailers needing to be registered since a majority are used once or twice a year for winterizing or repairs. There is a problem when watercraft are sitting on trailers with expired registration tags. This is a neighborhood storage lot for equipment being used by the Members of the MVSHOA. It should not be used as a dumping ground. – *thank you*.

Suzanne Guilfoyle will be the new Director of Boat Ramp and Storage. I will be able to assist her through January.

Reorganization of storage lots:

- Lower lot is complete.
  - Have requested one property owner to remove their boat and sea doo because registration tags expired in 2017.
  - Would like to move two other pieces of equipment to new areas in the lower lot.
- Upper lot is work in progress.
  - Have requested a trailer with two jet skis be removed due to registration tags expired 2011. Property owner informed me that it would be done by August 15<sup>th</sup>.
  - Spoke with owner whose travel trailer has no tags and has not moved in 4-5 years.
  - Need to communicate with owner of catamaran that has expired tags and tree growing up the middle.

Maintenance still needed around storage lots:

- In the upper lot trim trees hanging over back fence and cut vines growing up fence.
- For the lower lot, the fence on right side of gate needs repaired.

Maintenance for boat ramp area:

- Gate needs to be welded or made tamper proof. The other day it looks like someone unbolted it.
- New signage needed: *"No overnight parking of watercraft at dock"*.

#### Recommendations for future:

- To make available space for neighbors requesting a spot, the Board may have to rescind multiple spots that were previously granted to a property owner. There are two with 4 spots and three with 3.
- Due to lack of space, the neighborhood might have to put a limit on size of equipment that can be stored in lots.

#### Discussion Topics

- SMLA representatives for Mountain View Shores HOA.
  - Eric Edgerton and Sally Wagner have volunteered to work as a team.
- Trash left after pickup or scattered due to garbage cans spilling over.
  - Property owners need to be aware that they are responsible to pick up any trash left after garbage has been collected or spilled over from cans being left at the side of the road too long.
  - One of our neighbors who happens to work for Lake Realty shared how they are working on this issue. They have approximately 10 homes in MVS and are keeping alert to this problem.
  - Another neighbor who manages their own rental in MVS shared steps they have taken from changing trash companies to securing their cans so that there is no spill over.
  - It might be a good idea for the Board to start a file gathering thoughts and suggestions from the neighborhood on helpful hints and/or what not to dos. This information could then be periodically shared through MVS communication tools, or future Boards would be able to advise any neighbor that might be having some problems keeping their property free of trash.
- Keeping culverts and swales clear of leaves and debris is the responsibility of every property owner to help maintain the community's storm water management system located roadside. This is necessary to help avoid erosion on the side of the roads or flooding to property owners or their neighbors.
  - It was suggested that Members offer their neighbors assistance if they are having a problem doing this or giving them contact information for one of the various vendors who contract to do this job throughout the neighborhood.
  - And after that you can let the Board know, and they would see if any assistance can be gathered to support the property owner.

#### Adjournment at 11:45 am

## Exhibit A

### Account Balances - As of 7/31/2021

Account	7/31/2021 Balance
<b>Bank Accounts</b>	
CE CD 1.75 9-27-2021 Long Term	59,829.20
CE CD 2.45 1-26-2022 Short Term	52,482.19
CE Savings	90,645.57
OP "Earn More" Savings	4,489.11
OP CD .40 7-11-2021 Short Term	7,675.47
OP Checking	23,382.97
<b>TOTAL Bank Accounts</b>	<b>238,504.51</b>
<b>Cash Accounts</b>	
Petty Cash	475.50
<b>TOTAL Cash Accounts</b>	<b>475.50</b>
<b>OVERALL TOTAL</b>	<b>238,980.01</b>

### Banking Summary 7/31/2020 through 7/31/2021

Category	7/31/2020- 7/31/2021
<b>INCOME</b>	
Income - CE	
Bank Interest	3,520.14
Construction Fees	3,000.00
<b>TOTAL Income - CE</b>	<b>6,520.14</b>
Income - OP	
Annual Dues	48,470.00
Bank Interest	31.41
Disclosure Packages	650.00
Disclosure Packages, Key, And Sig...	10.00
Keys, Deposits, Reserved Signs	335.00
<b>TOTAL Income - OP</b>	<b>49,496.41</b>
<b>TOTAL INCOME</b>	<b>56,016.55</b>
<b>EXPENSES</b>	
Uncategorized	0.00
25 Ramp Keys	80.92
Certified Mail	6.50
Expense - OP	
Administrative & Misc.	2,070.05
Boat Ramp, Stg Yd, Stump Dump - ...	600.00
Electricity	338.18
Insurance	2,097.00
Legal	424.00
Maintenance, General Landscaping	4,112.49
Miscellaneous	15.00
Office Supplies & Copying	1,128.99
Post Office Box	124.00
Postage	14.00
Storage Lot Trees	200.60
Taxes & Corporate Fees	842.00
Website	95.88
<b>TOTAL Expense - OP</b>	<b>12,062.19</b>
Storage Lot Key Refund	15.00
<b>TOTAL EXPENSES</b>	<b>12,164.61</b>
<b>TRANSFERS</b>	
FROM CE Savings	200.60
FROM OP Checking	32,640.00
TO CE Savings	-32,640.00
TO OP Checking	-200.60
<b>TOTAL TRANSFERS</b>	<b>0.00</b>
<b>OVERALL TOTAL</b>	<b>43,851.94</b>

Exhibit B

Mountain View Shores Homeowners Association Common Elements Reserve Fund - replacement and maintenance expenses Ten Year Projection Worksheet																							
15-Aug-19																							
Item (includes 3% Year over Year Inflation Beginning 2012)	Useful Life Years	Estimated Year Expired	Base Cost 2012	Replacement Cost 2020	2017/2020 Actual	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Next Replacement cost	Inflation Rate	Years Until Replacement	YEAR	
Roadways																							
Shoulder Funding Target	10	2027	\$92,000		\$97,250			\$35,882	\$47,842	\$59,803	\$71,763	\$83,724	\$95,684	\$107,645	\$119,605	\$131,478.89	\$143,221.83		\$150,739.43		3	7	2027
Shoulder gravel and other minor repairs					\$300	\$1,000																	
Major Road Repair Funding Target	50	2050	\$75,000					\$6,068	\$12,136	\$18,204	\$24,273	\$30,341	\$36,409	\$42,477	\$48,545	\$54,613	\$60,682	\$66,750	\$182,044.69		3	30	2050
Culverts	50	2050	\$11,000					\$6,068	\$12,136	\$18,204	\$24,273	\$30,341	\$36,409	\$42,477	\$48,545	\$54,613	\$60,682	\$66,750	\$182,044.69		3	30	2050
Replacement Funding Target Annual Maintenance					\$500																		
Ramp	30	2040	\$7,650	\$10,000				\$903	\$1,806	\$2,709	\$3,612	\$4,515	\$5,418	\$6,321	\$7,224	\$8,128	\$9,031	\$9,934	\$18,061.11		3	20	2040
Annual Maintenance					\$300																		
Dock floating	30	2045	\$16,400	\$18,000				\$1,508	\$3,015	\$4,523	\$6,030	\$7,538	\$9,045	\$10,553	\$12,060	\$13,568	\$15,075	\$16,583	\$37,688.00		3	25	2045
Replacement Funding Target Annual Maintenance					\$300																		
Dock fixed	30	2045	\$7,650	\$10,000				\$838	\$1,675	\$2,513	\$3,350	\$4,188	\$5,025	\$5,863	\$6,700	\$7,538	\$8,375	\$9,213	\$20,937.78		3	25	2045
Replacement Funding Target Annual Maintenance					\$200																		
Dock pilings	30	2045	\$11,000	\$11,000				\$921	\$1,843	\$2,764	\$3,685	\$4,606	\$5,528	\$6,449	\$7,370	\$8,291	\$9,213	\$10,134	\$23,032		3	25	2045
Replacement Funding Target Annual Maintenance					\$100																		
Storage and Security fencing	50	2050	\$16,400	\$100,000				\$8,091	\$16,182	\$24,273	\$32,363	\$40,454	\$48,545	\$56,636	\$64,727	\$72,818	\$80,909	\$89,000	\$242,726		3	30	2050
Replacement Funding Target Annual Maintenance					\$300																		
Laptops (2)	6	2023	\$1,700	\$1,700				\$507	\$1,015	\$1,522	\$2,030	\$2,537	\$3,044	\$3,551	\$4,058	\$4,565	\$5,072	\$5,579	\$2,894		3	6	2023
Replacement Funding Target Annual Maintenance					\$75																		
Gravel for ramp and storage areas					\$500																		
Annual Maintenance					\$500																		
Ramp rip rap					\$500																		
Annual Maintenance					\$500																		
Storage Shed	30	2040		\$7,000				\$506	\$1,011	\$1,517	\$2,023	\$2,529	\$3,034	\$3,540	\$4,046	\$4,551	\$5,057	\$5,563	\$12,643		3	20	2040
Replacement Funding Target Annual Maintenance					\$100																		
Landscaping Storage areas					\$500																		
Annual Maintenance					\$500																		
Front Entrance	30	2040		\$4,000				\$289	\$578	\$867	\$1,156	\$1,445	\$1,734	\$2,023	\$2,312	\$2,601	\$2,890	\$3,179	\$7,224		3	20	2040
Replacement Funding Target Annual Maintenance					\$300																		
Map Kiosk	30	2040		\$3,000				\$217	\$433	\$650	\$867	\$1,084	\$1,300	\$1,517	\$1,734	\$1,951	\$2,167	\$2,384	\$5,418		3	20	2040
Replacement Funding Target Annual Maintenance					\$100																		
Annual Maintenance Total					\$-4,075																		
Annual Reserves Required																							
CE Savings Beginning FY Balance								\$61,797	\$99,673	\$137,549	\$175,425	\$211,167	\$248,940	\$286,712	\$324,880	\$362,765	\$401,651	\$440,532	\$479,413				
Bank interest (2%)								\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700				
Taxes (36%)								\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100	\$-100				
Assessment (increase \$65.00 to \$120 in 2020)								\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240	\$24,240				
Forest Cove (\$500.00)								\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500				
Construction fees (\$500.00)								\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600				
Annual Maintenance								\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075	\$-4,075				
Annual CE Expenses								\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000	\$-11,000				
Projected CE Reserve Balance								\$140,302	\$160,767	\$181,032	\$201,287	\$221,532	\$241,777	\$262,022	\$282,267	\$302,512	\$322,757	\$343,002	\$363,247				
Actual								\$141,397	\$161,862	\$182,127	\$202,382	\$222,637	\$242,892	\$263,147	\$283,402	\$303,657	\$323,912	\$344,167	\$364,422				
Reserves Required vs Reserve Balance								\$80,705	\$81,084	\$81,463	\$81,843	\$82,222	\$82,601	\$82,980	\$83,359	\$83,738	\$84,117	\$84,496	\$84,875				
*** (272 less X \$65.00 = \$17,680.00) 284 less minus 12 non-paying MOAs and BCMA less																							
10yearprojectbudgetworksheet(2019-v7.xlsx)																							