

Gail Dymm inquired when the 3025 exhaust fan will be repaired. It is pending the contractor's availability (Jeff Linkous). Management will contact another contractor if he is unable to get to it within the next week.

Val Drinkwine inquired about the cost for updating the directory since they are just little slips of paper. President Frank responded that the systems in the other four buildings are all digital.

Candy Spring requested that a committee be formed for 3050 renovation. She stated they do not need the extent of renovation that 3060 needed. She requested that Wally Braun be the board representative on that committee. The board will discuss this and determine if the renovation will move forward as planned in the study. She believes the light fixtures need to be replaced and painting below the chair rail needs to be done now. The wallpaper will eventually need to be replaced or removed, but that is not an immediate need.

David Dymm inquired if owners get to vote on the renovations in other buildings. Association Manager Greene responded that it would be up to the board and a committee.

Tony McDaniel asked if the elevator pad was ever replaced. Mr. Pearson is investigating this. Mr. McDaniel stated he would be happy to investigate this issue, also. The board appreciated and accepted his offer.

Tony McDaniel asked that owners are reminded that contractors are not to come in and out through the front door. They are required to come through the garage. This is to protect the walls, flooring, etc...

Val Drinkwine inquired about the directory. Management has only received three new emergency contact forms since September 2024.

Tony McDaniel stated he has been approached by some residents about the lack of lighting at the back exit/entrance of McVitty Forest.

Tony McDaniel reported that Scot with John T. Morgan repaired all the leaks at 3050 yesterday. They will return to complete 3045 and 3060. Scot indicated pricing has not increased significantly in the past two years, so the price of approximately \$60,000 would still be in the same range for a flat roof replacement.

Tony McDaniel reported that Sayford Meadows attempted to clean the oil and fluid stains, but he was unable to get everything out. An asphalt sealer will cover it. The vehicle that caused the damage is still leaking. It is not leaking as badly as it was previously but it is still leaking.

Tony McDaniel reported that the company cut down the tree at 3060 but threw it down over the bank. They did not haul it off.

Tony McDaniel reported that the grills were repaired yesterday.

Tony McDaniel inquired about NSF fees under income. This occurs when an owner has a returned ACH fee and they are charged an NSF fee.

John Ewald inquired about the winterization on the exterior spigots. In the past, those were winterized by the building reps. He is asking if those have been winterized. Tony McDaniel stated there is one at 3050 that has low pressure, but there is not service on the spigot at 3060. There are at least 4 exterior spigots on each building. John Ewald stated it should be as simple as flipping the lever inside all of the buildings, but he is unable to do it now, because it requires getting on a ladder.

Ros Reynolds stated there are snakes in their garage. She has seen them come and go through the grate that runs through the garage. She has asked if some screen can be put under the grate to prevent them from coming up through the slats in the grates.

Nancy Hopkins advised they have had major leaks. It is warping her sideboard.

IV. REPORTS

- A. Financial – Treasurer Frank presented financials through November 2025. Treasurer Frank has posted a financial report in each building through November. A motion was made (Wood) and seconded (Reynolds) to accept the financial report as presented through November 2025. Motion passed unanimously. The appliances in storage units are being charged to owners this month for the year. This fee will likely be increased by \$5 in 2027.
- B. President's Report – President Frank reported that he plans to check with other banks to see if the rates the association is getting on CD's is competitive. President Frank reported that an owner requested a barrier be installed at the back of 3050 to prevent anyone coming out of that building from accidentally falling over the edge. The grounds contractor recommended a fence, not a natural landscape, such as shrubs. President Frank also spoke with him about some shrubbery that has overgrown and needs to be trimmed back further. The contractor stated the shrubs would need to be removed, not trimmed back. Ellie Ewald stated that she had planted the redtips there and they have never needed to be trimmed. They have not interfered with people walking there.
- C. Management Report – everything management would report on is covered elsewhere on the agenda.

Website Reminder – please note – the updated password for ALL OWNERS to access the secure side of the website is now mfcaowner.

IX. OLD BUSINESS

Circle light repair – this has been completed.

3045 elevator pad replacement – Vice President Pearson is still working on this.

Cell dialers – Association Manager Greene presented the bids from Eagle Fire for the conversion of the Verizon phone lines to cell dialers for the fire alarm panels. A motion was made (Frank) and seconded (Wood) to approve the conversion to cell dialers. Motion passed unanimously.

Master keys – President Frank reviewed a list of those building reps with master keys.

X. NEW BUSINESS

SECURITY REMINDER – PLEASE KEEP UNIT DOORS LOCKED AT ALL TIMES, PLEASE SECURELY CLOSE THE EXTERIOR DOORS WHEN COMING AND GOING, DO NOT PROP DOORS AT ANY TIME.

XI. EXECUTIVE SESSION

A motion was made (Frank) and seconded (Wood) to go into Executive Session to discuss a potential violation. Motion passed unanimously.

After Executive Session, a motion was made (Wood) and seconded (Reynolds) to send an opportunity to correct letter advising the owner of the issue and requiring that the issue be addressed before allowing the item to return to association property. Motion passed unanimously.

XII. DATE, TIME AND LOCATION OF NEXT MEETING

The next meeting is the annual meeting is scheduled for March 19th, 2026 at 10:00 AM and will be held in-person at the office of Hall Associates, Inc., 2800 Keagy Road, Salem, VA 24153.

You may also check the website for updates at any time. www.mcvittystcondos.com

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 11:42 AM.

Approved as submitted:

President _____ Date _____

Secretary _____ Date _____