

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, January 5, 2010, 6:30 pm

Meeting location: home of Barbara and Alan Strain, 1635 Hubbard Court

Board members present:

Barbara Strain, President, 1635 Hubbard Court
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
Matthew Althoff, Community Relations Committee Chair, 1372 Singleton Lane
Jeff Horsman, Director, 1718 Mattox Court
Carol Price, Director, 1146 Turnstone Drive

Others present:

Stacey Diefenderfer, 2011 Ridgetop Drive

1. Call to order

Ms. Strain called the meeting to order at 6:38 p.m. Mr. Todd Jenkins called prior to the meeting indicating he was unable to attend. Ms. Strain asked everyone to introduce themselves.

2. Adoption of agenda

On a motion by Mr. Peterson, seconded by Mr. Horsman, the agenda as distributed was unanimously adopted.

3. Approval of November 10, 2009, board meeting minutes

On a motion by Mr. Horsman, seconded by Mr. Althoff, the minutes of the November 10, 2009, board meeting were unanimously approved as distributed.

4. Financial Statements

Mr. Peterson said that the financial reports were not yet available, but that the transition of book keeping services to Robinson Farm Cox Associates (RFC) was completed during the month of December and apparently without a hitch. Also, because Wills & Company cooperated fully and provided complete records, and RFC gave a substantial professional courtesy reduction, the cost of the transition was only \$150.00, which was one-fifth of the amount budgeted.

Mr. Peterson said that the most important issue at this time was the follow up to the suggestion by Mr. Vic Peña at the December Annual Meeting that a CPA firm should be engaged to provide an audit of the books. Ms. Strain reported that she and Mr. Peterson had met with a representative from RFC, and after some discussion about the history of the book keeping services, determined that it would not be a conflict of interest for them to conduct the audit, and since they had all of the prior records now in their custody, it should simplify the process. However, the fee included in their subsequent proposed engagement letter was \$5,000.00. It was the consensus of those present at the board meeting that the proposed fee was too high considering the modest total budget and typical number of transactions. Ms. Strain asked if it were the opinion of the members that the effort to secure an audit should be continued. Following considerable discussion, the following motion was adopted:

On a motion by Mr. Althoff, seconded by Mr. Horsman, it was unanimously approved to authorize Ms. Strain and Mr. Peterson to pursue other quotes for an audit.

5. Committee appointments

Ms. Strain reported that several residents had expressed interest in serving on the various committees, and so these names were added to those who had been reported out as current members at the December Annual Meeting.

On a motion by Ms. Price, seconded by Mr. Horsman, the following committee appointments were unanimously approved:

- a. Architectural Review Board: Todd Jenkins (Mattox Court); Shawn Brydger (Hubbard Court) Mary Campbell (Mattox Court);
- b. Common Areas Committee: Jeff and Teresa Horsman (Mattox Court); Brian Roy (Hubbard Court); Vic Peña (Rhett Court); Jerry Rainey (Singleton Lane); Jeremy Drumheller (Hubbard Court); Preston Miller (Singleton Lane); Kevin Elgin (Rhett Court); Carol Price (Turnstone Drive); Steve Wasserman (Ridgetop Drive);
- c. Community Relations Committee: Matthew Althoff (Singleton lane); Michael Hightower (Ridgetop Drive); John Glenn (Singleton Lane); Preston Miller (Singleton Lane); Leah Burger (Rhett Court); Nicky Shell (Ambrose Commons Drive); Sara Hallowell (Mattox Court);
- d. Neighborhood Watch Committee: Mary de Souza (Rhett Court); Beverly Glascock (Singleton Lane); Debbie Mincarelli (Singleton Lane); Edwina Monaghan (Singleton Lane); Marsha Peterson (Ridgetop Drive); David Strider (Ridgetop Drive); Carol Price (Turnstone Drive); Terri Zweig (Mattox Court); Dean Miner (Hubbard Court); Lesley Foster (Hatcher Court); Wen Wang (Ambrose Commons); Peter Hallowell (Mattox Court).

6. Common Areas Committee (CAC) report

Mr. Horsman has succeeded Mr. Roy as CAC chair. He stated that the committee is scheduled to meet and so he will have a report at the next board meeting.

7. Architectural Review Board (ARB) report

Ms. Strain said that Mr. Jenkins, the ARB chair, sent her a report stating that things have been slow and there was nothing to report at this time.

8. Neighborhood Watch Program (NWP)

Mary DeSouza, NWP chair had sent a report to Ms. Strain saying that the next NWC meeting will be held on Tuesday, January 12, 7:00 p.m., at the home of Beverley and Tom Glascock (1347 Singleton Lane). The meeting will address the recruitment of block captains, a report from Albemarle County Police Officer Knight, planning for a possible neighborhood watch awareness week, and the appointment of a new NWP chair.

9. Community Relations Committee (CRC)

Mr. Althoff reported that the CRC plans to continue the events from last year including the yard sales and Halloween celebration, and also plans to add new events such as a possible spring cookout. Ms. Strain said that the goal was to have more things going on in the neighborhood and also mentioned again a newsletter.

10. Comments on items not on the agenda

Stacey Diefenderfer said that through her work with the Highway Research Council, she is in contact with VDOT employees, and she was told by a former VDOT director that neighborhoods could employ private contractors for snow removal. She volunteered to look into this further if the board so desired. It was the consensus of the board members that she look further into the matter and try to get a written determination from VDOT.

An e-mail had been received asking if there was anything that could be done about the colony of turkey vultures. Ms. Strain noted that the board had discussed this issue previously, and some organizations have employed canons, alarms or other loud noises to scare them away, but even those measures result

in a very temporary solution. A search of the Internet might be helpful, or contacting the Virginia Department of Game and Inland Fisheries for advice, but a lasting solution is unlikely.

Mr. Horsman asked about the status of the Whittington development (at the intersection of Old Lynchburg Road and Singleton lane). Apparently the development is on hold given the slow real estate market.

11. Next meeting

The next meeting of the board will be held on Tuesday, February 2, 2010, at a location to be determined. The intent is to rotate the location of the board meetings to various members' homes, and so if anyone is interested in hosting a board meeting (always on the first Tuesday of the month at 6:30 p.m. and usually lasts about one hour), please e-mail Ms. Strain at bas3a@virginia.edu. It is NOT necessary to provide refreshments, but rather just a space for the meeting and seating for up to ten members or so.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer