

**Mosby Mountain Community Association**  
**MEETING OF THE BOARD OF DIRECTORS**

**Date and time: Tuesday, October 6, 2009, 6:30 pm**

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

Board members present:

Barbara Strain, President, 1635 Hubbard Court  
Kristie Beitz, Vice President, 1736 Mattox Court  
Brian Roy, 1647 Hubbard Court  
Todd Jenkins, 1749 Mattox Court

Others present:

Mary DeSouza, 1860 Rhett Court  
Nicole Shell, 1563 Ambrose Commons Drive

1. Call to order

Ms. Strain called the meeting to order at 6:40 p.m.

2. Adoption of agenda

On a motion by Mr. Jenkins, seconded by Ms. Beitz, the agenda was adopted as distributed.

3. Approval of September 1, 2009, board meeting minutes

On a motion by Ms. Beitz, seconded by Todd Jenkins, the minutes of the September 1, 2009, board meeting were unanimously approved as distributed.

4. Financial Statements

The financial statements for August were reviewed. A portion of the \$16,710.94 for the landscaping just completed appeared to be journalized in the operating budget and not the special assessment. Post meeting note: Jim Peterson will reformat the report to accurately reflect this (see attached financial statements).

On a motion by Ms. Beitz, seconded by Todd Jenkins, the financial reports for the period ending August 31, 2009, were approved with the review of the categorization of the landscaping line item.

5. Committee appointments

No new appointments were suggested. Mr. Jenkins is still looking to fill two slots on the ARB. He will contact Rian Shell for his interest.

6. Neighborhood Watch Program.

Mary DeSouza reported on the first official Neighborhood Watch meeting held on September 24, 2009, at the home of Tom and Beverly Glascock. The meeting was attended by all but one Mosby Mountain (MM) Block captain and two Albemarle County policemen; Amos Schirappa, the community relations representative to the Neighborhood Watch program and Robert Knight, the officer who patrols MM on the 3:30 to Midnight shift. The next meeting is tentatively scheduled for October 14<sup>th</sup>. The Neighborhood Watch signs have been ordered. The VDOT representative has met with Mary to locate the signs and the Common Areas Committee will put them up.

Ms. DeSouza then discussed the committee's concern regarding the activity in the Mountain Valley subdivision. The policemen discussed the additional involvement of the state police in monitoring this activity as it possibly involves dealing of drugs. They try to patrol as often as possible but are limited with manpower and the amount territory they have to monitor on a shift basis. The committee would like the Board to consider the hiring of off duty policemen, at the least on various occasions, e.g., Halloween. This service is coordinated by Rosa Thacker at the Albemarle County Police Department. Attached is the form that is to be completed when requesting an off-duty patrol on certain dates and times. The cost is \$35/hour with an increase in January to \$40/hour. The Board will take the Neighborhood Watch Committee's request under advisement and report back.

#### 7. Community Relations Committee

Mr. Althoff sent a note that the yard sale went well and the committee has decided to keep the schedule to two times per year. Those present at the Board meeting also agreed the sale was a success. Ms. Shell passed out a draft of a flyer for board review advertising the Halloween Parade and Celebration that will be held on Saturday early evening October 31. Ms. Shell will ask Jim Peterson to send out the flyer. Thanks to Nicky and various MM families for coordinating this annual celebration for children and adults.

#### 8. Discussion of issues related to Mountain Valley

A brief review of the comings and goings of teens and various rendezvous, drinking and drug activities have the attention of the county and state attended by Vic Peña as the MM representative to discuss various deterrents and strategies. All are aware of the issues and police who are regularly patrolling. A meeting was held with the police and Justin Beights, steps being taken to defuse the situation.

#### 9. Comments on items not on the agenda

Common Areas Committee: Mr. Roy reported that the plantings on Ridge top have been completed. Blue Ridge Landscaping has been contracted to clean up the walking trails based on a fixed cost model for the equipment plus hourly for up to two people depending on needs to run the machinery. The entire project will be under \$2,000 which was originally budgeted for \$5,000. This work will be done by the end of October. Volunteers will do basic weed whacking, put up markers for trail and put up simple foot bridges over the Singleton and Hubbard rip rap trails.

A community work day is planned for October 25<sup>th</sup> from 2-4 p.m. to install the Neighborhood Watch signs, clear stain the wood on the bridges, and mulch by the bridge.

ARB Committee: Mr. Jenkins reported that the ARB committee did their annual drive around MM. There is still one swimming pool whose paperwork has not been updated after repeated reminders. Todd will follow up with county records and see if that will help resolve the non-response. Otherwise the community is in good shape.

#### 10. Next meeting

Given that the next regular board meeting date (November 3) will fall on election day, the board meeting will be moved back one week to be held on Tuesday, November 10, 6:30 p.m., at a location to be determined. Again, homeowners are asked to contact Ms. Strain if they would host the meeting at their home.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

12:20 PM  
09/10/09  
Accrual Basis

**Mosby Mountain Community Association**  
**Balance Sheet**  
**As of August 31, 2009**

	<u>Aug 31, 09</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10300 · Cash - VNB - 6409	26,228.89
Total Checking/Savings	26,228.89
Accounts Receivable	
11000 · Accounts Receivable	531.92
Total Accounts Receivable	531.92
Other Current Assets	
12000 · Undeposited Funds	129.87
Total Other Current Assets	129.87
Total Current Assets	26,890.68
Other Assets	
10500 · ING Direct CD	10,244.16
Total Other Assets	10,244.16
<b>TOTAL ASSETS</b>	<b><u>37,134.84</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	2,315.00
Total Accounts Payable	2,315.00
Total Current Liabilities	2,315.00
Total Liabilities	2,315.00
<b>Equity</b>	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
39996 · RETAINED EARNING	21,407.14
Net Income	11,412.70
Total Equity	34,819.84
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>37,134.84</u></b>

**MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC.**  
**BUDGET 2009**

Budget Report as of August 31, 2009

	A	B	C	D	E
	BUDGET 2008 \$97.15/qtr	ACTUAL 2008	BUDGET 2009 \$129.87/qtr = increase of \$32.72 per qtr = 34% increase	August 2009	August to date 2009
<b>INCOME</b>					
1	Regular assessment income	46,241	46,243		46,396.79
2	Disclosure packets	--	83	39	136.00
3	Interest income	100	121	0	100.03
4	<b>Total income</b>	<b>46,341</b>	<b>46,447</b>	<b>24.80</b>	<b>46,632.82</b>
5	Accounting/Management	4,700	4,217	4,225	352.46
6	Legal	1,000	0	1,000	0.00
7	Taxes and licenses	50	183	50	25.00
8	Meeting expense	250	120	250	0.00
9	Office expense	1,200	903	1,150	70.00
10	Website expense	--	165	180	206.87
11	Other professional services	250	255	250	100.00
12	Liability, D&O, Bonding	900	809	897	0.00
13	Common areas maintenance	8,500	8,500	19,500	14,910.94
14	Landscaping improvements	5,000	6,237	10,950	1,800.00
15	Signage/Sign maintenance	450	569	450	46.92
16	Snow removal	2,500	1,403	2,500	905.63
17	Community-wide trash pickup	20,163	20,488	20,163	1,679.74
18	<b>Total expenses</b>	<b>44,963</b>	<b>43,849</b>	<b>61,565</b>	<b>34,314.96</b>
19	<b>Addition to operating reserve</b>	<b>1,378</b>	<b>2,598</b>	<b>292</b>	<b>-4,567.40</b>
20	Special assessment income	29,155	29,155	0	2,855.00
21	Special assessment landscaping	29,155	26,300	2,855	905.16
22	Special assessment balance	0	2,855	0	1,949.84