

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, March 3, 2009, 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
Brian Roy, 1647 Hubbard Court
Todd Jenkins, 1749 Mattox Court
Matthew Althoff, 1372 Singleton Lane

Other members of the Association present:

Beverly Glascock, 1347 Singleton Lane

1. Welcome and introductions

Ms. Strain called the meeting to order at 6:35 p.m. She noted that Kristin Beitz and Michael Hightower had both called her to say they would be unable to attend the meeting.

2. Adoption of agenda

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

3. Approval of February 3, 2009, board meeting minutes

On a motion by Mr. Jenkins, seconded by Mr. Althoff, the minutes of the February 3, 2009, board meeting were unanimously approved as corrected.

4. Financial statements

Mr. Peterson reported that although the financial statements from Wills & Co PC, Certified Public Accountants, CPA, for the period ending January 31, 2009, had been completed, he had not received them in time for the meeting.

He did receive an update of delinquent accounts as of today of which there are five with balances of sixty days or more. Two of these have balances of 90 days or more. He checked on the process for collections with the Association's attorney, Ms. Cheri Lewis, Esq., who emphasized that, "Boards of homeowners associations have a duty to enforcement of prompt payment and collection of delinquencies; it is not a discretionary matter." In accordance with the Declaration of Covenants and Restrictions, liens must be filed for the collection of balances that are 60 days or more delinquent, and the cost of processing and filing the liens falls on the delinquent homeowner, and the cost is added to the amount of their already outstanding balance. These charges typically run in excess of \$1,000.00, and so it is definitely to the homeowner's advantage to pay their balances and avoid these substantial collection charges.

Ms. Strain will send registered letters to the homeowners with delinquent balances informing them that if payment in full is not received within 14 days of her letter, then the matter will be turned over to the attorney and liens will be filed.

5. Community Relations Committee appointments and report

Mr. Althoff reported that he has spoken with several Association members about serving on the new Community Relations Committee, but at this point he did not have anyone to put forward for appointment. Ms. Strain encouraged all board members to think of persons to recruit for this committee. She also suggested that Ellie Sharp be contacted to see if publication of the newsletter could be resumed.

6. Common Areas Committee (CAC) Report

Mr. Roy reported that the CAC met last Sunday to plan out the work for the year. The first priority is to secure a contract for the landscaping maintenance for the period April 1 through October 31. A request for proposals has been issued with a March 15 deadline for responses. There has been a lot of interest in the work and so the CAC is anticipating a very good outcome with regard to the scope of work and cost.

On a motion by Mr. Peterson, seconded by Mr. Jenkins, it was unanimously voted to authorize Mr. Roy to negotiate a contract for landscaping maintenance services for the period April 1 through October 31, 2009, within the approved budget amount.

Mr. Roy said that the committee members have once again walked throughout the neighborhood and looked at completed and planned projects. Also, they identified only three dead trees in the common areas, and of these, only one may pose any threat to property. The buffer at the basin behind Mattox Court will be the first project for this year and mulch will be added around the plantings on Ambrose Commons. The maintenance of the trails will be addressed over the summer, and then the landscaping of the 50 foot landscaping easement on the Valley Mountain Farm property across Ridgetop from the Mosby residents will be addressed in the fall. As the result of continuing feedback from residents, consideration is being given to developing planting beds instead of planting trees on the easement.

The CAC has also scheduled tentative community beautification days for the spring and fall, one on April 25 or 26, and one on October 11.

The committee has looked at the placement of the new floodlights and solar panels for the entrance signs and will proceed with the installation.

Ms. Glascock asked about when the entrance lanes on Old Lynchburg Road will be striped and who will do it. There had been discussion about this earlier, and the recollection was that it is the responsibility of VDOT to complete this.

Mr. Roy said that the CAC has also observed that the metal stop signs and speed limit signs are ugly, and they will look into the possibility of getting wooden signs instead.

Mr. Jenkins said the board should proceed with getting paint for the mailboxes, and there was discussion about possibly hiring students to be available to paint mailboxes in addition to those homeowners who would prefer to do it themselves.

Mr. Jenkins also noted the problem of visibility due to the embankment at the intersection of Singleton Lane and Old Lynchburg Road which obscures the view of drivers trying to enter Old Lynchburg Road from Singleton. Ms. Strain said she would contact Frank Stoner of Stonehaus which owns that property to see if they would not object to having the embankment cut back a bit, and also if VDOT would need to be involved in the approval.

7. Architectural Review Board (ARB) report

Mr. Jenkins reported that in his new capacity as chair of the ARB, he processed the first request for 2009 through the committee, and as in the past, it was handled expeditiously through e-mail communications among the ARB members. Ms. Strain noted that she has sent follow ups to the several homeowners

requesting items that are needed to complete the documentation in the individual homeowners' property files.

8. Neighborhood Watch Program

Ms. Glascock confirmed that our former contact for the neighborhood watch program, Ms. Edwards with the Albemarle County Police Department, has left her position, but she did turn over the Mosby Mountain information to a member of the police department. Because of this staff turnover, further work of the Neighborhood Watch Committee will be set back until April.

9. Updates and revisions to Annual Calendar

Mr. Peterson announced that the next training and orientation seminar for board members will be held in Winchester on Saturday, March 14, 9:00 a.m. to 1:00 p.m. Another training opportunity would be to attend the spring membership meeting of POAVA (the Property Owner Associations of Virginia) on Thursday, April 30, 9:30 a.m. to 3:00 p.m., at the Aquia Harbour Country Club (near the intersection of I-95 and Rt. 610, Stafford). Items discussed at the December training seminar held at Lake Monticello were related to new legislative requirements. It is anticipated that model resolutions and other documentation in furtherance of these requirements will be available at the upcoming training seminars, and then the board's follow up should be added to the annual calendar of work.

10. Comments on items not on the agenda

There were no other items brought up for discussion.

11. Next meeting

The next board meeting will be held on Tuesday, April 7, 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.

On a motion by Mr. Jenkins, seconded by Mr. Roy, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer