

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, March 3, 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

1. Call to order

Ms. Strain called the meeting to order at 6:40 p.m. Mr. Todd Jenkins e-mailed prior to the meeting indicating he was unable to attend.

2. Adoption of agenda

Concerns about the turkey vultures and dog droppings will be addressed under the Community Relations Committee agenda item. The agenda was adopted by consensus.

3. Approval of February 2, 2010, board meeting minutes

The minutes were approved by consensus.

4. Financial Statements

Mr. Peterson distributed copies of the "Budget Report as of February 28, 2010 (see attached) and noted revisions for the "Actual 2009" year-end report (see column "B"). The final landscaping and lighting expenses incurred in 2009 (\$2,805) using the balance of the 2008 special assessment revenue. This entry has been included in the body of the expense section of the report to be consistent with the report as issued by Robinson Farmer Cox Associates (RFC). Also, the 2009 "Regular assessment income" was reduced by \$140 because a charge that had been paid by a purchaser at closing had been carried on the books and not previously adjusted off.

5. Approval to engage audit for years 2005, 2006, 2007, 2008, 2009

Ms. Strain presented a document entitled, "MMCA Audit Motion Summary" recommending a vote by the board to perform a formal audit of the association's financial records. The request is being made in concert with the board's overall responsibility to the association based in part on the change of the association accounting firms over the last five years and by the request of the membership to perform an audit. Summary of the call to vote:

- excess of \$7,000 of funding left over from the regular assessment income as a result of good budget management in 2009
- a competitive quote of no more than \$3,500
 - compared to another firm's quote of \$6,500
 - based on current testimony by a third CPA firm that \$3,500 is a fair value for a firm already doing business with an association
- as a board, it is sound fiduciary decision to have our first audit since the inception of the association (five years)
- our current firm can perform the audit which lends itself to various advantages (e.g., possession of all files; willingness to quote less than the going rate: etc.).

On a motion by Mr. Horsman, seconded by Mr. Althoff, it was unanimously voted to engage the firm of Robinson Farmer Cox Associates to perform a financial audit of the association for the years 2005, 2006, 2007, 2008, and 2009 for a cost not to exceed \$3,500.00.

6. Committee appointments

There were no committee appointments.

7. Common Areas Committee (CAC) report

Mr. Horsman reported that the committee has discussed the use of the \$10,000.00 provided by the developer for further landscaping. Ms. Price noted that there was other work that the developer has promised to complete that should not be covered out of the \$10,000.00 contribution. Mr. Peterson requested the CAC to provide a written proposal for consideration and approval by the board specifically outlining the work remaining for which the developer has responsibility, and the list of landscaping improvements recommended by the committee to be paid for with the \$10,000.00 contribution.

Mr. Horsman passed around photos of damages to the Ambrose Commons block wall at the Ambrose Commons sign and to damages of gutters and the streets caused by the snow removal. Ms. Strain will contact VDOT to determine the process to file a claim with VDOT to have the damages addressed.

8. Architectural Review Board (ARB) report

Mr. Jenkins had sent an e-mail stating that there has been no activity by the ARB so far this year.

9. Neighborhood Watch Program (NWP)

Mary de Souza, NWP chair, had sent an e-mail indicating that there was nothing new to report at this time. The next regular meeting of the NWP committee will be held in September or October.

10. Community Relations Committee (CRC)

Mr. Althoff, CRC chair, reported that the committee has selected Saturday, May 22 (7:00 a.m. to 1:00 p.m.) for the spring yard sale. In addition to the advertising and signs they have used in the past, they are also considering hanging a banner on the fence on Old Lynchburg Road to increase the participation by the general public.

The CRC is also planning a neighborhood social to be held possibly in June in either one of the cul-de-sacs or in one of the grassy common areas spaces.

Residents have raised concerns about the turkey vultures. Board members have researched the matter and have not learned of any effective actions that can be taken to discourage their presence. The turkey vultures are not menacing or dangerous and are part of the ecosystem. Unless further suggestions are brought to the board from the membership, the item will not be pursued further by the board at this time.

Continuing concerns are received about owners who do not clean up after their dogs. There was a consensus of the board members that the installation of poop stations would not be an effective measure and also the stations would require regular maintenance. The only avenue to deal with this issue is to continue to request the cooperation of all dog owners. Ms. Strain will craft an e-mail to update the membership on current issues such as the turkey vultures and dogs.

11. Comments on items not on the agenda

There were no other comments.

12. Next meeting

The next meeting of the board will be held on Tuesday, April 6, 2010, at the home of Jeff and Teresa Horsman, 1718 Mattox Court.

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

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC.

BUDGET 2010

Budget Report as of February 28, 2010

BUDGET 2010 Adopted by the board on September 1, 2009 Version 3-3-2010		A BUDGET 2009 \$129.87/qtr	B ACTUAL 2009	C BUDGET 2010 \$120.21/qtr = decrease of \$9.66 per qtr = 7.4% decrease	D January and February 2009	E February to date 2009
INCOME						
1	Regular assessment income	61,818	61,721	57,220	14304.99	14304.99
2	Disclosure packets	39	150	0	14	14
3	Interest income	0	139	0	9.66	9.66
4	From developer for landscaping		10,000	0		0
5	Total income	61,857	72,010	57,220	14,329	14,329
EXPENSES						
6	Accounting/Management	4,225	3,697	3,000		0
7	Legal	1,000	0	1,000		0
8	Taxes and licenses	50	250	174	110.87	110.87
9	Meeting expense	250	100	120		0
10	Office expense	1,150	595	500		0
11	Website expense	180	223	180	136.66	136.66
12	Other professional services	250	355	250		0
13	Association events		30	350		0
14	Liability, D&O, Bonding	897	928	984		0
15	Memberships			100		0
16	Common areas maintenance	19,500	17,971	19,000	3000	3000
17	Landscaping improvements	10,950	8,993	8,000		0
18	Special Assessment landscaping		2,805	0		0
19	Signage/Sign maintenance	450	163	1,785		0
20	Snow removal	2,500	906	0		0
21	Community-wide trash pickup	20,163	20,045	21,777	3629.5	3629.5
22	Total expenses	61,565	57,062	57,220	6,877	6,877
23	Net Income	292	14,948	0	7,452	7,452

Note: the 2009 "Net income" includes the \$10,000.00 contribution from the developer.