

Mosby Mountain Community Association

SPECIAL MEETING OF THE BOARD OF DIRECTORS

Date and time: Monday, April 21, 2008, 6:30 pm

Meeting location: home of Preston Miller and Debra Mincarelli, 1390 Singleton Lane

Board members present:

Preston Miller, President, 1390 Singleton Lane
Michael Hightower, Vice President, 1957 Ridgetop Drive
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
Todd Pullen, Board Member, 1212 Hatcher Court

Other members of the Association present:

Debra Mincarelli, 1390 Singleton Lane

1. Call to order

Mr. Miller called the meeting to order at 6:40 p.m. This special meeting of the board was scheduled at the close of the April 7 regular board meeting for action on four items. The membership were notified on April 13 by e-mail, on the MosbyMountain.org website, and hand-delivered notices on April 13, 2008.

2. Approval of April 7, 2008, board meeting minutes

On a motion by Mr. Hightower, seconded by Mr. Pullen, the minutes were unanimously approved as distributed.

3. Approval of the selection for the establishment of the reserve fund

Board member Brian Roy was tasked at the April 7 board meeting to explore the best return for establishing the reserve fund. Although he was not in attendance at this special board meeting, he had sent some information to Mr. Miller with several suggestions. It was agreed to wait until the next board meeting when Mr. Roy would be present before taking final action on this item.

4. Approval of the "No solicitation" signs

Again, Mr. Roy had volunteered at the April 7 board meeting to look into the availability of more modestly priced signs for the two entrances. He had contacted Mr. Miller to report that the two signs could be acquired for \$90.00 each.

On a motion by Mr. Peterson, seconded by Mr. Hightower, it was unanimously voted to authorize the acquisition of the signs at a cost of \$90.00 each.

5. Approval of maintenance plans for common areas

The proposals for common areas maintenance that Mr. McGrath had compiled beginning last fall were reviewed by the board. After extensive discussion, the following motion was adopted:

On a motion by Mr. Pullen, seconded by Mr. Hightower, it was unanimously voted to execute a memorandum of agreement with Crenshaw's Lawn Service to begin lawn cutting and fertilization as soon as possible, weather permitting, to be billed per episode; and further authorized Mr. Pullen and Mr. Hightower to work within the total budgeted amount for common areas maintenance to secure improvements to the entrances, Turnstone Drive, and areas with challenging slopes.

Mr. Todd and Mr. Hightower will meet with Mr. Crenshaw on Friday, April 25, to finalize the details of the agreement.

6. Next meeting

The next meeting of the board will be held on Tuesday, May 6, 6:30 p.m., at a location to be determined.

The meeting was adjourned at 8:00 p.m.