

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Monday, April 7, 2008, 6:30 pm

Meeting location: home of Jim and Marsha Peterson, 1969 Ridgetop Drive

Board members present:

Preston Miller, President, 1390 Singleton Lane
Michael Hightower, Vice President, 1957 Ridgetop Drive
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
Brian Roy, 1647 Hubbard Court
Barbara Strain, 1635 Hubbard Court

Other members of the Association present:

Beverly Glascock, 1347 Singleton Lane
Jana Glenn, 1330 Singleton Lane
John Glenn, 1330 Singleton Lane
Judy Hightower, 1957 Ridgetop Drive
Mary Sharrow, 1341 Singleton Lane

1. Welcome and introductions

Mr. Miller called the meeting to order at 6:43 p.m. and welcomed everyone.

2. Adoption of agenda

The agenda was adopted as distributed.

3. Approval of February 8, 2008, board meeting minutes

Ms. Strain noted a name correction and Mr. Glenn provided revised wording regarding the response he had received from the builder regarding solutions for the erosion problem.

On a motion by Ms. Strain, seconded by Mr. Hightower, the minutes were unanimously approved as corrected.

4. Financial statements

Mr. Peterson distributed copies of reports from Joseph Saunders, CPA, for the period ending February 29, 2008, showing a cash balance of \$21,747.09 and accounts receivable of \$1,285.19.

There was considerable discussion regarding the accounts with balances due. Saunders has researched the status of the delinquent accounts and is in the process of following up on them. Liens will be filed on the properties for any accounts they are unable to achieve a favorable resolution

Discussion was also given to the requirement to establish two reserve accounts, one for the long-term maintenance of the basins (and this is on hold until the basins are accepted and turned over to the Association), and for a general operating reserve account. On a motion by Mr. Peterson,

seconded by Mr. Roy, it was unanimously approved to establish a general reserve account in the eventual amount of \$20,000.00 with an initial transfer from checking of \$10,000.00 to open an account; and further that Mr. Roy will explore the best return for opening an FDIC insured and flexible account, and report back at the next meeting of the board for action by the board.

5. Report on March 4, 2008, membership meeting

Mr. Peterson reported that only 14 households were represented at the meeting, and 18 are required in order to establish a quorum, and therefore an official meeting was not held. However, since Mr. Mike Dye, the district wildlife biologist with the Virginia Department of Game and Inland Fisheries, had traveled all the way from Fredericksburg to give a presentation on the situation with the bears in the neighborhood, and Ms. Diana Edwards, community relations coordinator with the Albemarle County Police Department, attended to report on neighborhood safety measures, it was decided to go ahead with the presentations out of courtesy to the guests. Mr. Peterson noted that at the end of the February board meeting, there had been a brief discussion about the full quarterly membership meetings and whether they should be held if there are no decision or hot-button items up for consideration. Rather, such membership meetings could be cancelled and board meetings substituted. The pros and cons of this will be discussed at a future board meeting.

6. Approval of maintenance plans for common areas

Mr. Roy reported that Mr. McGrath, who has spearheaded the solicitation of proposals for common area maintenance, will resign as chair of the Common Areas Committee (CAC) due to changing work responsibilities. Mr. McGrath has also served as the primary contact with Beights and he will be unable to continue with that as well. Mr. Roy, who was already the co-chair of the CAC, will chair the committee and follow up on the items in process. Mr. Miller encouraged Mr. Roy to contact Ellen Lubinski who worked closely with Beights in the prior years and has volunteered to resume this role.

From recent discussions with Mr. McGrath, it was understood that he has received three or four maintenance proposals, but given his absence, it was agreed that a special board meeting should be scheduled for just as soon as possible for Mr. McGrath to make his recommendations. The special meeting was set for Monday, April 21, 6:30 p.m. at Mr. Miller's home. Since this is a special meeting, only those items included in the notice to be publicized may be considered.

7. Continuing erosion issues

Mr. Glenn noted that because of the limited amount of rain, there has not been any erosion recently. He went on to report that although Craig Builders will not install a retaining wall, they will regrade behind his house to establish a 2:1 slope and try not to exceed the boundaries of the property. He will also provide a box and pipe the water underground to the street. They have been waiting for a dry period before initiating the work, but have decided to go ahead anyway, perhaps as early as next week. The HVAC will have to be taken up in order to gain access for the equipment. Mrs. Glenn reported that she had asked Mr. Craig to fix all of the neighbors' erosion problems at the same time, and she thought that their neighbor, Mr. Connaughton, may have spoken with Craig. Ms. Strain pointed out that at the February board meeting, Mr. Connaughton had indicated he would get something in writing from Craig and would then send it out to the board, the CAC and the ARB. She asked if something in writing will be forthcoming. Mr. Glenn said that he would write up his notes and send them out. Mr. Miller cautioned that it is not just the property line that defines the perimeter of the conservation area, but rather the "drip line" of the trees in the common area. This means that the conservation area extends to the extremities of the canopies of the trees in the common areas, and roots under the canopy cannot be disturbed. Mr. Glenn will follow up on this with the county officials. Mr. Miller will contact Mr.

Connaughton to see if it can all be done at once. Since there are five homes in a row affected by this, the board and the community as a whole have an interest in how this is resolved. On a motion by Mr. Peterson, seconded by Ms. Strain, it was unanimously voted to issue a communication to Craig Builders voicing the wishes of the board and community for a coordinated response to the erosion problem on Singleton Lane. Mr. Glenn will provide some input to Mr. Miller, and then Mr. Miller will send an e-mail to Craig Builders to convey the above action taken by the board.

8. Maintenance of mailboxes

Ms. Strain distributed copies of draft guidelines she had prepared for the maintenance of mailboxes. She will revise the guidelines to incorporate input from the board members, and then send a final draft out to the board.

9. Comments of items not on the agenda

Ms. Strain noted that she had spoken at the February board meeting for the need to get a Nominating Committee appointed and working now. Mr. Pat Campbell has agreed to serve if the work can be completed before the fall. Two more members of the Association who are not members of the board are still needed to complete the committee membership. All members are urged to get the word out on the importance of getting members to volunteer to serve on the committee.

Mr. Miller referred to the earlier proposal for the "No soliciting" signs, and it was agreed that a less expensive solution would be preferable. Everyone agreed that simple signs affixed to the existing sign structures would be the way to go. Mr. Roy will look into this and report back at the special meeting scheduled for April 21.

Mr. Hightower inquired about the status of the implementation of the Mosby Mountain website, and Mr. Peterson responded that Mr. Jeff Gunther has completed the initial development of the site and it will be announced to the membership shortly, just as soon as a couple of documents are updated and available for posting.

10. Next meetings

The next meeting of the board will be a special meeting to be held on Monday, April 21, 6:30 p.m., at the home of Preston Miller, 1390 Singleton lane. Only the following items will be covered in the meeting:

- approval of the April 7 board meeting minutes
- approval of the selection for the establishment of the reserve fund
- approval of maintenance plans for the common areas
- approval of the "No solicitation" signs

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

The meeting was adjourned at 8:25 p.m..