

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

**Date and time: Tuesday, April 7, 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  
Michael Hightower, 1957 Ridgetop Drive  
Brian Roy, 1647 Hubbard Court  
Todd Jenkins, 1749 Mattox Court  
Matthew Althoff, 1372 Singleton Lane

1. Call to order

Ms. Strain called the meeting to order at 6:35 p.m.

2. Adoption of agenda

The agenda was adopted as distributed.

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

On a motion by Mr. Hightower, seconded by Mr. Roy, the minutes of the March 3, 2009, board meeting were unanimously approved as distributed.

4. Financial statements

Mr. Peterson distributed copies of the February financial reports (see attached) prepared by Wills & Co PC, Certified Public Accountants, CPA, for the period ending February 28, 2009, showing a cash balance of \$23, 543.52 of which \$2,855.00 is the balance of the special assessment. The budget item for "playground maintenance" was questioned, and Mr. Peterson responded that it was incorrectly categorized (it is landscape maintenance) and would be corrected in the next report. Also, Wills & Co will modify the format to combine categories, separate out the special assessment from the regular assessment and generally simplify the statements. There remain two delinquent accounts for which payment has been repeatedly promised and will be turned over to the attorney for collections.

5. Committee appointments

Mr. Althoff reported that John Glenn has expressed interest in serving on the Community Relations Committee.

On a motion by Mr. Althoff, seconded by Mr. Peterson, it was unanimously voted to appoint John Glenn to the Community Relations Committee

6. Common Areas Committee (CAC) Report

Mr. Roy reported the committee was very pleased with the responses to the request for landscape maintenance proposals with every quote coming in under budget. The committee unanimously recommended Blue Ridge Lawn Care to be awarded the contract.

On a motion by Mr. Roy, seconded by Mr. Jenkins, it was unanimously voted to contract with Blue Ridge Lawn Care for landscape maintenance services for the period of April 1 through October 31, 2009, for a contract amount of \$16,200.00.

The committee members also walked the neighborhood to determine which dead trees required removal. Three trees were identified and a price of \$600.00 was provided by Frazier Tree Service to take them down and remove them.

On a motion by Mr. Roy, seconded by Mr. Peterson, it was unanimously voted to contract with Frazier Tree Service in the amount of \$600.00 to take down and remove the dead trees.

Some residents had asked about replacing the metal signs with wood signs. Two quotes have been received, one including wooden posts and one without. The cost for 18 signs would vary from \$4,000 to \$15,000. No further action was proposed at this time.

Another issue raised was the possibility of having luminescent address numbers painted. Again it was suggested that perhaps Covenant School students could be engaged for this as well as to repaint the mailboxes. The CAC will follow up on this.

Sunday, April 26 at 2:00 p.m. has been proposed as the next neighborhood work day to paint the black fence, clean up the erosion fencing, and clean up the trails. Mr. Roy will prepare the final information and then Mr. Althoff will send out a flyer announcing the event.

On a motion by Mr. Jenkins, seconded by Mr. Althoff, it was unanimously voted to authorize Mr. Roy to spend up to \$200.00 to purchase supplies for the neighborhood work day.

Ms. Strain reported that she has been attempting to reach Frank Stoner to get permission for the work detail to cut back the bank at the Singleton Lane entrance to improve the visibility for motorists entering Old Lynchburg Road from Singleton Lane.

#### 7. Architectural Review Board (ARB) report

Mr. Jenkins reported that the ARB has processed four applications so far this year and all went smoothly and were approved.

#### 8. Neighborhood Watch Program

Ms. Glascock had reported earlier that the Albemarle County staff were in the process of reassigning duties given recent cuts in positions, and as soon as this is completed and the responsibility for the Neighborhood Watch program is determined, the program for Mosby Mountain will resume.

#### 9. Community Relations Committee report

Mr. Althoff reported that Danielle Starnes has suggested possible dates for the next community-wide yard sale, but all of them would conflict with other activities in the area. The board members suggested that she should just pick a Saturday date and go with it since there will always be multiple conflicts regardless of the date selected.

Ms. Strain asked the committee to go ahead and develop a welcome package for new homeowners. Mr. Peterson will provide the table of contents for the Disclosure packet so that the same information will not unnecessarily duplicated.

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

Given the delays experienced in making improvements to the website, it was agreed that other options would be explored. Mr. Peterson was asked to follow up on this.

Ms. Strain suggested that the May board meeting should include planning for a June membership meeting, and that Covenant School would be the preferred venue for the June meeting.

The annual meeting of the Property Owner Associations of Virginia (POAVA) will be held on Thursday, April 30, 9:30 a.m. – 3:00 p.m. Mr. Peterson will attend and encouraged any others to do so if possible.

#### 11. Next meeting

The next board meeting will be held on Tuesday, May 5, 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 8:10 p.m.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

4:04 PM

03/15/09

Accrual Basis

**Mosby Mountain Community Association  
Profit & Loss Budget Performance  
February 2009**

	Feb 09	Budget	Jan - Feb 09	YTD Budget	Annual Budget
<b>Income</b>					
41000 · ASSESSMENT INCOME			15,454.53	15,454.53	61,818.12
42000 · DISCLOSURE PACKET FEES			10.00		
43000 · INTEREST INCOME					39.00
44000 · Misc income					
<b>Total Income</b>			<u>15,464.53</u>	<u>15,454.53</u>	<u>61,857.12</u>
<b>Expense</b>					
51000 · ACCOUNTING FEES	300.00	1,485.00	300.00	1,485.00	4,225.00
51500 · BANK CHARGES					-0.19
53000 · LEGAL FEES		100.00		200.00	1,000.00
53500 · LICENSES AND FEES	100.00		100.00	50.00	50.00
54500 · MEETING EXPENSE					250.00
55000 · OFFICE EXPENSE		222.22		322.22	1,150.00
55500 · OTHER PROFESSIONAL SERVICES					250.00
64500 · TRASH COLLECTION				3,359.48	20,488.23
66350 · INSURANCE - GENERAL				88.00	897.00
75300 · LANDSCAPING - CONTRACT					6,000.00
75400 · LANDSCAPING - NON-CONTRACT					34,800.00
75600 · MISCELLANEOUS GROUNDS				20,163.00	20,163.00
75650 · PLAYGROUND MAINTENANCE		2,000.00		4,500.00	19,500.00
75800 · SIGNAGE					450.00
75900 · SNOW REMOVAL	590.63	2,500.00	590.63	2,500.00	2,500.00
82500 · LANDSCAPE IMPROVEMENTS				1,750.00	236.50
83000 · MISC COMMON AREA IMPROVEMENTS		1,000.00			10,950.00
85500 · WEBSITE EXPENSE	29.99		29.99		180.00
<b>Total Expense</b>	<u>1,020.62</u>	<u>7,307.22</u>	<u>1,020.62</u>	<u>34,417.70</u>	<u>123,089.54</u>
<b>Net Income</b>	<u>-1,020.62</u>	<u>-7,307.22</u>	<u>14,443.91</u>	<u>-18,963.17</u>	<u>-61,232.42</u>

PM

7/09

ual Basis

**Mosby Mountain Community Association  
Balance Sheet Prev Year Comparison  
As of February 28, 2009**

	Feb 28, 09	Feb 29, 08	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
10300 · Cash - VNB - 6409	23,543.52	21,747.09	1,796.43	8.3%
<b>Total Checking/Savings</b>	23,543.52	21,747.09	1,796.43	8.3%
<b>Accounts Receivable</b>				
11000 · Accounts Receivable	803.92	1,285.19	-481.27	-37.5%
<b>Total Accounts Receivable</b>	803.92	1,285.19	-481.27	-37.5%
<b>Total Current Assets</b>	24,347.44	23,032.28	1,315.16	5.7%
<b>Other Assets</b>				
10500 · ING Direct CD	10,144.13	0.00	10,144.13	100.0%
10510 · Prepaid Expense	3,359.48	0.00	3,359.48	100.0%
<b>Total Other Assets</b>	13,503.61	0.00	13,503.61	100.0%
<b>TOTAL ASSETS</b>	<u>37,851.05</u>	<u>23,032.28</u>	<u>14,818.77</u>	<u>64.3%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Equity</b>				
32000 · CAPITAL CONTRIBUTIONS	2,000.00	2,000.00	0.00	0.0%
39996 · RETAINED EARNING	21,407.14	15,983.00	5,424.14	33.9%
Net Income	14,443.91	5,049.28	9,394.63	186.1%
<b>Total Equity</b>	37,851.05	23,032.28	14,818.77	64.3%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>37,851.05</u>	<u>23,032.28</u>	<u>14,818.77</u>	<u>64.3%</u>

\* of which \$2,855.00 is the balance of Special Assessment;