

Mosby Mountain Community Association

MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, May 5, 2009, 6:30 pm

Meeting location: home of Barbara and Alan Strain, 1635 Hubbard Court

Board members present:

Barbara Strain, President, 1635 Hubbard Court
Kristie Beitz, Vice President, 1737 Mattox 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

Others present:

John Glenn, 1372 Singleton Lane

1. Call to order

Ms. Strain called the meeting to order at 6:34 p.m.

2. Adoption of agenda

On a motion by Mr. Hightower, seconded by Ms. Beitz, the agenda was adopted as distributed.

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

On a motion by Mr. Hightower, seconded by Mr. Jenkins, the minutes of the April 7, 2009, board meeting were unanimously approved as distributed.

4. Financial statements

Mr. Peterson distributed copies of the financial reports for the period ending March 31, 2009 (see attached) prepared by Wills & Co PC, Certified Public Accountants, showing a cash balance of \$22,205.73 of which \$2,855.00 is the balance of the special assessment. The format of the reports has been minimally revised to enhance clarity, but it was the consensus that the reports need to be more substantially reformatted to make them user-friendly.

5. Committee appointments

Ms. Strain asked if there were any recommendations for committee appointments. There were none.

6. Common Areas Committee (CAC) Report

Mr. Roy reported that the CAC had a very active month. Blue Ridge was hired to do the landscape maintenance and has already mowed three times, seeded and mulched some areas, and added plantings at the entrance signs. Frazier Tree Service was engaged to cut down and remove three dead trees and the fallen tree across the walking trail on Singleton Lane. The community work day was held on Sunday, April 26, at which time the black fence was painted, erosion fences removed, and the trails cleared. A start was made to improve the visibility at the intersection of Old Lynchburg Road and Singleton Lane by cutting away the bank, but a Bobcat would be required to complete the job. In sum, the CAC is on schedule and within budget on the projects. The committee will focus on the walking trails this summer

and then on Ridgetop Drive in the fall. It was noted that some members of the community do not even know about the existence of the trails, and this is due in part because of the lack of entrances to the trails from the streets.

7. Architectural Review Board (ARB) report

Mr. Jenkins reported that the ARB processed two applications last month will have an ARB meeting tomorrow night (May 6).

8. Neighborhood Watch Program

Ms. Strain reported that Ms. Beverly Glascock had called her to say that the County has yet to assign new staff for the Mosby Mountain program but they are hopeful that something can be started this month.

9. Community Relations Committee report

Mr. Althoff reported that Saturday, May 16, has been selected as the date for the next community yard sale. Also, the committee has begun work on a welcome packet for new owners. Ms. Strain suggested that information of interest to current owners also be included, the need for which is exemplified by the earlier discussion of the lack of knowledge about the trail system. Mr. Glenn said that he has been reviewing information on Internet sites from various community resources and some of this can also be included.

10. Status report on website operations

Mr. Peterson reported that he had spoken with a third party about receiving assistance in updating some of the permanent information on the website, and they will meet shortly to follow through on this.

11. Report on the Property Owner Associations of Virginia (POAVA) Spring

The meeting was held in Stafford on Thursday, April 30, with a number of property owner associations from the Charlottesville-Albemarle area represented. Mr. Peterson distributed copies of much of the information that was covered at the meeting, but emphasized the need to carefully review the specifics of the coverage contained in the Association's insurance, and also the need to utilize a standard contract form to use with contractors that would include the requirement to receive copies of the contractor's insurance policies naming the Association, not just insurance certificates. It was suggested that the associations in the immediate area might get together to share information and approaches to the various requirements.

12. Planning for the Tuesday, June 2, 2009, membership meeting

Mr. Pat Campbell has secured the Covenant School for both the June and December membership meetings. Ms. Strain enumerated some of the items to be included on the June 2 agenda: approval of the December 3, 2008, minutes of the annual meeting; financial reports; followup on the special assessment including what has been done and what remains; committee reports; and sign-ups to serve on committees including sign-ups for when vacancies develop. It was suggested that name tags be available.

13. Comments on items not on the agenda

There were no comments.

14. Next meeting

As discussed above, the next meeting of the full membership will be held at Covenant School on Tuesday, June 2, 6:30 p.m.

It was agreed that a regular board meeting will not be held in July, and so the next board meeting will be held on Tuesday, August 4, 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 7:55 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

10:01 AM
04/20/09
Accrual Basis

Mosby Mountain Community Association
Profit & Loss Budget Performance
March 2009

	Mar 09	Budget	Jan - Mar 09	YTD Budget
Income				
41000 · ASSESSMENT INCOME	23.10		12,622.63	15,454.53
42000 · DISCLOSURE PACKET FEES	0.00		10.00	
43000 · INTEREST INCOME	12.23		46.83	
44000 · Misc Income	0.00		0.00	
45000 · Special Assessment Income	0.00		2,855.00	
Total Income	35.33		15,534.46	15,454.53
Expense				
51000 · ACCOUNTING FEES	0.00		300.00	1,485.00
51500 · BANK CHARGES	0.00		0.00	
53000 · LEGAL FEES	0.00	100.00	0.00	300.00
53500 · LICENSES AND FEES	0.00		100.00	50.00
54500 · MEETING EXPENSE	0.00	60.00	0.00	60.00
55000 · OFFICE EXPENSE	0.00		0.00	322.22
55500 · OTHER PROFESSIONAL SERVICES	0.00		0.00	
64500 · TRASH COLLECTION	5,039.22	5,039.22	5,039.22	8,398.70
66350 · INSURANCE - GENERAL	0.00		0.00	88.00
75300 · LANDSCAPING - CONTRACT	0.00		0.00	
75350 · Landscape- special assessment	0.00		0.00	2,855.00
75400 · LANDSCAPING - NON-CONTRACT	0.00		0.00	
75600 · MISCELLANEOUS GROUNDS	0.00		0.00	20,163.00
75650 · COMMON AREA MAINTENANCE 2	0.00	1,500.00	0.00	6,000.00
75800 · SIGNAGE	16.92		16.92	
75900 · SNOW REMOVAL	315.00		905.63	2,500.00
82500 · LANDSCAPE IMPROVEMENTS	0.00		0.00	
83000 · MISC COMMON AREA IMPROVEMENTS	0.00	1,000.00	0.00	2,750.00
85500 · WEBSITE EXPENSE	0.00	15.00	29.99	15.00
Total Expense	5,371.14	7,714.22	6,391.76	44,986.92
Net Income	-5,335.81	-7,714.22	9,142.70	-29,532.39

9:55 AM
04/20/09
Accrual Basis

Mosby Mountain Community Association
Balance Sheet
As of March 31, 2009

	Mar 31, 09
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	22,205.73 * <i>of which \$2,855.00 is balance of special assessment</i>
Total Checking/Savings	22,205.73
Accounts Receivable	
11000 · Accounts Receivable	153.15
Total Accounts Receivable	153.15
Total Current Assets	22,358.88
Other Assets	
10500 · ING Direct CD	10,190.96
Total Other Assets	10,190.96
TOTAL ASSETS	32,549.84
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
39996 · RETAINED EARNING	21,407.14
Net Income	9,142.70
Total Equity	32,549.84
TOTAL LIABILITIES & EQUITY	32,549.84