

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

**Date and time: Monday, January 21, 2013, 6:30 pm**

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

Board members present:

Dave Cain, President, 1730 Mattox Court  
Cynthia Murray, Vice President, 1342 Singleton Lane  
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive  
Kelly Jackson, Director, 1147 Turnstone Drive  
Gretchen Montgomery, Director, 1216 Hatcher Court  
Preston Miller, Director, 1390 Singleton Lane  
Jamie Shim, Director, 1141 Turnstone Drive

Others Present

Matthew Althoff, 1372 Singleton Lane  
Cyril Connaughton, 1336 Singleton Lane  
Dan Day, 1359 Singleton Lane  
Doris Freeman, 1365 Singleton Lane  
John Garland, 1365 Singleton Lane  
Myriah Garland, 1365 Singleton Lane  
Donald Mitchell, 1242 Hatcher Court

1. Welcome and introduction

Mr. Cain called the meeting to order at 6:35 pm. Everyone introduced themselves.

2. Adoption of agenda

It was suggested that all committee members need to be reappointed by the board for the new year and this should be done at this meeting. On a motion by Ms. Murray seconded by Ms. Montgomery, the agenda was adopted with the addition noted.

3. Approval of the November 12, 2012, board meeting minutes

On a motion by Mr. Peterson, seconded by Mr. Miller, the minutes of the November 12, 2012, board meeting were unanimously approved as distributed.

4. Items from Mosby Mountain guests

Three items were brought to the attention of the board. The first item came from Mr. Mitchell who inquired about the status of basketball goals. He had heard talk the goals must be brought in every night. Mr. Cain explained that a homeowner at the December

annual meeting brought up the issue and that currently the Covenants and Restrictions (C&R) require that the goals be moved out of sight every evening although this has not been enforced. This, along with several other possibly overbearing requirements, will be considered in a process leading to a consideration to amend the C & R and the Architectural Guidelines. The first step in this process will be to send a survey to all Mosby households seeking their opinions on current requirements relating to the basketball goals, the hours trash cans can be placed out, etc. The next step will be to publish an initial draft of the proposed amendments to seek further input. Then a final draft will be submitted to the membership for a vote which could take place at either the annual meeting in December or a special called meeting of the membership sometime during this year.

The second item came from Mr. Day who submitted a report resulting from a site survey of the neighborhood he conducted on January 18 wherein he saw that 31 trash cans were visible which is a violation of the C & R requirements. Mr. Cain responded that the issue of when and how long trash cans can be placed out at the street was also under consideration as the C & R and Architectural Guidelines are undergoing review.

The third item came from Mr. Garland who had submitted a letter to the board in which he stated that Ms. Murray, his neighbor (who also is the association's vice president), suggested he write to the board to discuss the issue of the baby sitting service provided by his mother-in-law, Ms. Freeman. Mr. Garland gave a detailed recounting to the board of the conversations he has had with Mr. Cain and with county officials over the past several months. Ms. Freeman and Ms. Garland also made a number of comments. Mr. Cain then provided a summary of his involvement beginning last summer and continuing to the present. The requirements in the C & R appear to be more restrictive than the county ordinances that pertain to the baby sitting service, and so it is the responsibility of the board to make a determination on the service. Following extensive discussion including all board members and several of the guests, the board did not take action at this time but will consider the issue further at the next board meeting.

## 5. Financial statements

Mr. Althoff reported that the final end-of-year financials for 2012 are not yet available.

Mr. Miller suggested that given the lateness of the hour, the board postpone the remaining items on the agenda and hold a board meeting next month rather than wait until the next regularly scheduled meeting in March. February 11 was selected as the date for the meeting and the agenda will be comprised of the following items: approval of the January 21 minutes; financial statements; committee appointments; and calendar of meetings for 2013.

## 6. Next meeting

The next meeting of the board will be held on Monday, February 11, 2013, 6:30 p.m., at a place to be determined.

7. Adjournment

By unanimous consent, the meeting was adjourned at 9:50 pm.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer