

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Wednesday, January 21, 2015, 7:00 pm

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

Board members present:

Preston Miller, President, 1390 Singleton Lane
Matt Althoff, Vice President, 1372 Singleton Lane
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
Ted Miller, 1437 Singleton Lane

Others Present:

Xiaodong Li, 1225 Hatcher Court
Debra Mincarelli, 1390 Singleton Lane

1. Welcome and introductions

Mr. Preston Miller called the meeting to order at 7:30 pm.

2. Approval of minutes of the October 21, 2014, board meeting

On a motion by Mr. Ted Miller, seconded by Mr. Althoff, the minutes of the October 21, 2014, board meeting were unanimously approved as distributed.

3. Financial Statements

Financial statements for the end-of-year 2014 (as of December 31, 2014) were not distributed at the meeting but they are attached to these minutes.

4. Committee duties, assignments and appointments

None.

5. Discussions of Community Issues

Mr. Preston Miller commented on the importance of keeping an eye on both of the new adjoining subdivisions, Whittington and Wintergreen Farm. For the former, connections to Singleton Lane and Ridgetop Drive were rumored in the past. Also, the previous developer of Whittington had promised to cut down the embankment at the intersection of Singleton Lane and Old Lynchburg Road in order to improve the line-of-sign for vehicles entering Old Lynchburg Road. Mr. Connaughton will be asked to follow up on the line-of-sight issue and then perhaps later VDOT could be approached about reducing the speed limit on Old Lynchburg Road at that intersection.

Mr. Miller reported that there have not been any updates from the Wintergreen Farms developer regarding their proposal to hook up to the sewer line in Mosby Mountain. He reiterated that there are less costly and less disruptive options available to the Albemarle County Service Authority than plowing through the Mosby Mountain wooded area and walking trails.

With regard to the deteriorating fence on Old Lynchburg Road, Mr. Diego Anderson, chair of the Common Areas Committee, will be asked to arrange for improvements. Also, the electric feed

from CenturyLink to illuminate the Ambrose Commons entrance sign may have been completed, and so just as soon as Mr. Miller hears from Mr. Anderson about the status of the electric feed, he will install flood lights on the sign.

Mr. Li requested that video surveillance cameras be installed at the entrances so that in the event of future criminal behavior or vandalism, the videos could be reviewed to narrow down the likely perpetrators. Many constraints were enumerated during the discussion of this proposal including difficulties relating to the layout of the entrances and the need for power and locations for cameras and recording equipment. Mr. Peterson reported that several years ago, former board member Hal Klee (Ridgetop Drive) had exhaustively researched various video surveillance approaches for the neighborhood, but no action was taken at that time.

Following considerable discussion, an ad hoc committee was established by consensus to be chaired by Mr. Ted Miller working with Mr. Li. An email will be sent out to the membership soliciting additional members for the committee. Their charge is to assess the feasibility and cost of installing video surveillance systems at the entrances.

6. Next board meeting

The next regular board meeting will be held on Tuesday, February 15, 2015, 7:00 p.m. at the home of Preston Miller and Debra Mincarelli, 1390 Singleton Lane.

7. Adjournment

The meeting was adjourned.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

DECEMBER 2014 - BUDGET VS ACTUAL

	Jan - Dec 14	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	57,551.00	57,596.00	-45.00	99.92%
41500 · Fee Income	255.00			
43000 · INTEREST INCOME	120.44			
Total Income	<u>57,926.44</u>	<u>57,596.00</u>	<u>330.44</u>	<u>100.57%</u>
Gross Profit	57,926.44	57,596.00	330.44	100.57%
Expense				
Add to operating reserve fund	0.00	5,046.00	-5,046.00	0.0%
Donations	100.00			
51000 · ACCOUNTING FEES	2,326.11	4,200.00	-1,873.89	55.38%
51500 · BANK CHARGES	6.95			
52000 · Liability, D&O, Bonding Ins	1,027.00	1,000.00	27.00	102.7%
53000 · LEGAL FEES	408.00			
53500 · LICENSES AND FEES	133.86	150.00	-16.14	89.24%
54000 · Membership Fees	0.00	150.00	-150.00	0.0%
54500 · MEETING EXPENSE	100.00	100.00	0.00	100.0%
55000 · OFFICE EXPENSE	345.90	500.00	-154.10	69.18%
55005 · Association Events	438.08	1,000.00	-561.92	43.81%
55500 · OTHER PROFESSIONAL SERVICES	0.00	200.00	-200.00	0.0%
64500 · TRASH COLLECTION	16,689.75	22,880.00	-6,190.25	72.95%
75200 · FENCING	240.00			
75300 · LANDSCAPING - CONTRACT	20,952.00	16,690.00	4,262.00	125.54%
75400 · LANDSCAPING - NON-CONTRACT	1,040.00			
75800 · Signage/Sign Maintenance	85.00	500.00	-415.00	17.0%
82250 · FENCING REPLACEMENT	240.00			
82500 · LANDSCAPE IMPROVEMENTS	0.00	5,000.00	-5,000.00	0.0%
85500 · WEBSITE EXPENSE	0.00	180.00	-180.00	0.0%
Total Expense	<u>44,132.65</u>	<u>57,596.00</u>	<u>-13,463.35</u>	<u>76.63%</u>
Net Ordinary Income	13,793.79	0.00	13,793.79	100.0%
Other Income/Expense				
Other Income				
Other Income	<u>3,600.00</u>			
Total Other Income	3,600.00			
Net Other Income	3,600.00	0.00	3,600.00	100.0%
Net Income	<u>17,393.79</u>	<u>0.00</u>	<u>17,393.79</u>	<u>100.0%</u>

DECEMBER 2014 - BALANCE SHEET

	Dec 31, 14
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	31,629.09
10500 · ING Direct Savings	30,230.20
Total Checking/Savings	61,859.29
Accounts Receivable	
11000 · Accounts Receivable	-798.73
Total Accounts Receivable	-798.73
Total Current Assets	61,060.56
TOTAL ASSETS	<u>61,060.56</u>
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	20,259.63
39996 · RETAINED EARNING	21,407.14
Net Income	17,393.79
Total Equity	61,060.56
TOTAL LIABILITIES & EQUITY	<u>61,060.56</u>

DECEMBER 2014 - P & L

	Dec 14
Ordinary Income/Expense	
Income	
41500 · Fee Income	20.00
43000 · INTEREST INCOME	10.25
Total Income	30.25
Gross Profit	30.25
Expense	
52000 · Liability, D&O, Bonding Ins	1,027.00
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CONTRACT	1,746.00
75400 · LANDSCAPING - NON-CONTRACT	100.00
Total Expense	4,390.25
Net Ordinary Income	-4,360.00
Net Income	<u>-4,360.00</u>