

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Thursday, January 21, 2016, 7:00 pm

Meeting location: home of Diego and Regina Anderson, 1872 Rhett Court, Charlottesville VA

Board members present:

Matt Althoff, President, 1372 Singleton Lane
Ted Miller, Vice President, 1437 Singleton Lane
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
Diego Anderson, 1872 Rhett Court
John Garland, Director, 1365 Singleton Lane
Diego Anderson, Director, 1872 Rhett Court
Joe Cantu, Director, 1945 Ridgetop Drive
Bryan Hamil, Director, 1230 Hatcher Court

Others present:

Preston Miller, 1390 Singleton Lane

1. Welcome and introductions

Mr. Althoff called the meeting to order at 7:00 pm.

2. Adoption of agenda

Mr. Preston Miller suggested adding an item to follow the approval of the minutes regarding the interpretation of the Covenants and Restrictions.

On a motion by Mr. Garland, seconded by Mr. Peterson, the agenda was adopted as revised.

3. Approval of minutes of the September 15, 2015, board meeting

On a motion by Mr. Ted Miller, seconded by Mr. Anderson, the minutes of the September 15, 2015, board meeting were unanimously approved as distributed.

4. Authority of the board to interpret the provisions in the Covenants and Restrictions

Mr. Preston Miller noted that deliberations by the board will often times require the interpretation of the provisions of the Covenants and Restrictions, and he called the board's attention to Article X, General Provision, Section 7, which specifies that the board has the final and binding authority to interpret the provisions:

Section 7. Interpretation. The Board of Directors of the Association shall have the right to determine all questions arising in connection with this Declaration, and to construe and interpret its provisions, and its determination, construction, or interpretation shall be final and binding. In all cases, the provisions of this Declaration shall be given that interpretation or construction that will best tend toward the consummation of the general plan of development within Mosby Mountain.

5. Financial Statements

Mr. Peterson distributed copies of the 2015 year-end financial statements (December 31, 2015 - see attached).

On a motion by Mr. Ted Miller, seconded by Mr. Garland, it was unanimously voted to accept the 2015 year-end financial statements.

6. Committee reports

a. Architectural Review Board

Mr. Ted Miller reported that the concerns about possible tree removal near the second entrance were unfounded because the stumps were old.

The boat that had been in the driveway on Rhett Court has been removed.

The ARB has received an application for the approval of the installation of a 3-board fence on Singleton lane.

There is an accumulation of trash on Singleton Lane down to Old Lynchburg Road and it was suggested that a volunteer work party could be organized (as has been done in the past) to clean up the area.

b. Common Areas Committee

Mr. Anderson reported that one bid has been received for replacement of the bridge on the walking trail and he is expecting to receive two more bids.

c. Community Relations Committee

Mr. Garland provided ideas for additional ways to involve the neighborhood including a holiday lighting competition with some kind of prize such as skipping one quarter's dues or one free grass cutting or free drive driveway snow removal. Another idea was a raffle at the annual meeting with the prize of one quarter's free dues. Mr. Preston Miller suggested a holiday community walk to view the lights or possible caroling.

Mr. Garland announced that the annual yard sale would be held on Saturday, May 21. There will also be an annual bulk trash pick-up and the second annual movie night is scheduled for Friday, July 15. He will solicit suggestions from the neighborhood as to the selection of the movie.

7. Covenants and Restrictions: prohibition against Airbnb rentals

It was agreed that a neighborhood email would be sent out confirming the prohibition on the rental of rooms, and also that individual letters would be sent to any current homeowners that were known to be renting rooms notifying them that they are in violation of the Covenants and Restrictions and that they are required to desist.

8. Comments on items not on the agenda.

Mr. Ted Miller made suggestions on how to improve and further utilize the website including the posting of photos.

Mr. Hamil asked about the construction of an apparent connector road between the new Whittington development and Ridgetop Drive. Mr. Preston Miller provided some of the history of the development and how the original plan would be limited to a connection at the base of

Singleton Lane. He suggested that Mr. Althoff should contact the county officials to discuss the situation as it is now developing.

9. Set yearly calendar for board meetings

Mr. Althoff proposed the following schedule of board meetings (3rd Tuesday of each month): February 16; March 15; April 19; May 17; July 19; September 20; October 18 and November 15 (and it was agreed that the date for the April meeting may need to be changed). The Annual Meeting of the Membership will be held the 1st Tuesday in December (December 6)

10. Next regular board meetings

The next regular board meeting will be held on Tuesday, February, 16, 7:00 p.m., at the home of Jim and Marsha Peterson, 1969 Ridgetop Drive, followed by the board meeting on Tuesday, March 15 at the home of Ted and Jane Miller, 1437 Singleton Lane.

11. Adjournment

On a motion by Mr. Garland, seconded by Dr. Cantu, the meeting was adjourned at 8:14 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

DECEMBER 2015 - BUDGET VS ACTUAL

	Jan - Dec 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	57,686.32	57,596.00	90.32	100.16%
41500 · Fee Income	240.00			
43000 · INTEREST INCOME	120.93			
45010 · Returned Check Charges	25.00			
Total Income	58,072.25	57,596.00	476.25	100.83%
Gross Profit	58,072.25	57,596.00	476.25	100.83%
Expense				
Write Off (Bad Debt Expense)	7.77			
51000 · ACCOUNTING FEES	4,771.42	4,200.00	571.42	113.61%
52000 · Liability, D&O, Bonding Ins	1,070.00	1,000.00	70.00	107.0%
53000 · LEGAL FEES	412.00			
53500 · LICENSES AND FEES	135.73	150.00	-14.27	90.49%
54500 · MEETING EXPENSE	100.00	100.00	0.00	100.0%
55000 · OFFICE EXPENSE	213.95	500.00	-286.05	42.79%
55005 · Association Events	600.06			
56200 · SOCIAL ACTIVITIES	0.00	1,000.00	-1,000.00	0.0%
64500 · TRASH COLLECTION	18,232.00	18,207.00	25.00	100.14%
75100 · ENTRANCE & GATE EQUIPMENT	138.53			
75300 · LANDSCAPING - CONTRACT	21,729.00	20,952.00	777.00	103.71%
75400 · LANDSCAPING - NON-CONTRACT	2,932.00			
82500 · LANDSCAPE IMPROVEMENTS	0.00	11,307.00	-11,307.00	0.0%
85500 · WEBSITE EXPENSE	179.88	180.00	-0.12	99.93%
85510 · Bank Service Charges	10.00			
Total Expense	50,532.34	57,596.00	-7,063.66	87.74%
Net Ordinary Income	7,539.91	0.00	7,539.91	100.0%
Net Income	7,539.91	0.00	7,539.91	100.0%

DECEMBER 2015 - BALANCE SHEET

	Dec 31, 15
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	39,668.51
10500 · Capital One Business Savings	30,351.13
Total Checking/Savings	70,019.64
Accounts Receivable	
11000 · Accounts Receivable	-1,123.12
Total Accounts Receivable	-1,123.12
Total Current Assets	68,896.52
TOTAL ASSETS	68,896.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	771.05
Total Accounts Payable	771.05
Total Current Liabilities	771.05
Total Liabilities	771.05
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	37,178.42
39996 · RETAINED EARNING	21,407.14
Net Income	7,539.91
Total Equity	68,125.47
TOTAL LIABILITIES & EQUITY	68,896.52

DECEMBER 2015 - P & L

	Dec 15
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCC	1.80
41500 · Fee Income	5.00
43000 · INTEREST INCOME	10.29
Total Income	17.09
Gross Profit	17.09
Expense	
51000 · ACCOUNTING FEE	761.25
53000 · LEGAL FEES	360.00
55000 · OFFICE EXPENSE	47.69
64500 · TRASH COLLECTIC	1,517.25
75300 · LANDSCAPING - C	1,767.00
Total Expense	4,453.19
Net Ordinary Income	-4,436.10
Net Income	-4,436.10