

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS - draft

Date and time: Tuesday, October 18, 2016, 7:00 pm

Meeting location: home of Jim and Marsha Peterson, 1969 Ridgetop Drive, 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, Director, 1872 Rhett Court
John Garland, Director, 1365 Singleton Lane
Joe Cantu, Director, 1945 Ridgetop Drive
Bryan Hamil, Director, 1230 Hatcher Court

Others present:

none

1. Welcome and introductions

President Matt Althoff called the meeting to order at 7:03 pm.

2. Adoption of agenda

On a motion by Dr. Cantu, seconded by Mr. Garland, the agenda was adopted as distributed.

3. Approval of minutes of the September 15, 2016, board meeting

On a motion by Mr. Miller, seconded by Mr. Anderson, the minutes of the September 15, 2016, board meeting were unanimously approved as distributed.

4. Financial Statements

Mr. Peterson distributed copies of the September 30, 2016, financial statements (see attached).

On a motion by Mr. Anderson, seconded by Mr. Garland, it was unanimously voted to accept the September 30, 2016, financial statements.

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that the ARB approved a request for plantings.

b. Common Areas Committee

Mr. Anderson reported that the common area treatment consisting of fertilizing and aerating is in full effect.

With regard to the screening of the CenturyLink equipment cabinet just south of the Ambrose Commons entrance (CenturyLink contributed \$3,600.00 to the Association in 2014 for the

installation of screening), Mr. Anderson has received three proposals for plantings. He recommends that the board accept the proposal of Luke Marshall (which includes six Leland cypress, two crepe myrtles and mulch) for \$2,926.00

On a motion by Mr. Miller, seconded by Mr. Garland, it was unanimously voted to approve the proposal from Luke Marshall in the amount of \$2,926.00 to install plantings to screen the CenturyLink equipment cabinet.

Mr. Anderson expects to receive two proposals before the end of this year for performing masonry renovation of signage for both the Ambrose Commons Drive and Singleton lane entrances. He indicated it will likely be costly. The quote to just repaint both signs (\$4,000.00) is still effective.

c. Community Relations Committee

Mr. Garland reported that Nicky Shell is finalizing the arrangements for the Eighth Annual Halloween celebration to be held on Monday, October 31, starting at 5:15 p.m. The event will include a parade of the children in their costumes, games, a firetruck, hayride and pizza and beverages.

After some discussion, it was the consensus of the board members to extend an invitation to our new neighbors in Mountain Valley Farm and Whittington to attend the event.

6. Planning for the Annual Meeting and slate of 2017 officers and directors

The Annual Meeting is scheduled for Monday, December 12, 2016, 7:00 p.m. Mr. Hamil has arranged for the use of Cavalry Chapel, 1284 Sunset Avenue Ext. (corner of old Lynchburg Road and Sunset Avenue Ext., formerly the Berean Baptist Church/South Ridge Christian Fellowship).

With regard to the slate of directors and officers, Mr. Hamil has agreed to stand for election as secretary/treasurer. This would leave one vacancy in the board. No responses were received from last month's email asking for anyone possibly interested in serving on the board to respond to the email. If no one is identified for this opening prior to the annual meeting, then the board will need to appoint a member to fill the vacancy as soon as possible following the annual meeting.

7. Comments on items not on the agenda.

Mr. Miller reported on his attendance at the Albemarle County 5th and Avon Community Advisory Committee. Because the state legislature significantly changed the existing proffers regulations, for projects that start on or after July 1 Virginia counties will be heavily restricted in what proffers can be requested of builders and developers. Albemarle County is updating its regulations and guidance to conform with the new law.

Mr. Miller has been talking with VDOT about the sight distance and drainage along Old Lynchburg Road between Ambrose Commons and Singleton Lane. VDOT has acquired some land from the Southwood development and will regrade and repave the road in order to reduce the flooding that occurs during heavy rains. They are also looking at what can be done to eliminate the gravel washout that occurs at Old Lynchburg Road and Singleton Lane. Mr. Miller suggested that VDOT install a culvert under Singleton Lane to alleviate the washout however VDOT is not sure they can install a culvert due to a variety of road restrictions. It was acknowledged also that the sight distance for people turning north onto Old Lynchburg Road from Singleton Lane is a problem but there are critical slopes issues and other restrictions that may hamper removing some soil to improve the situation.

A meeting will be held tomorrow night at Southwood mobile home park which Habitat for Humanity has owned since 2008. They now have the funding and sponsors necessary to move forward and decide what they want to do.

8. Next regular board meeting

The next regular board meeting will be in January 2017 at a time and location to be determined.

9. Adjournment

On a motion by Mr. Miller, seconded by Mr. Garland, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

SEPTEMBER 2016 - BUDGET VS ACTUAL

	Jan - Sep 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	39,755.88	39,270.00	485.88	101.24%
41500 · Fee Income	140.00			
43000 · INTEREST INCOME	90.86			
Total Income	<u>39,986.74</u>	<u>39,270.00</u>	<u>716.74</u>	<u>101.83%</u>
Gross Profit	39,986.74	39,270.00	716.74	101.83%
Expense				
51000 · ACCOUNTING FEES	2,403.89	3,150.00	-746.11	76.31%
52000 · Liability, D&O, Bonding Ins	0.00	750.01	-750.01	0.0%
53000 · LEGAL FEES	621.00			
53500 · LICENSES AND FEES	63.84	112.50	-48.66	56.75%
54500 · MEETING EXPENSE	0.00	374.99	-374.99	0.0%
55000 · OFFICE EXPENSE	39.48	374.99	-335.51	10.53%
55005 · Association Events	261.09	750.01	-488.92	34.81%
64500 · TRASH COLLECTION	13,655.25	13,655.25	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	16,173.00	19,967.26	-3,794.26	81.0%
75400 · LANDSCAPING - NON-CONTRACT	2,579.00			
83000 · MISC COMMON AREA IMPROVEMENTS	1,530.00			
85500 · WEBSITE EXPENSE	179.88	135.00	44.88	133.24%
Total Expense	<u>37,506.43</u>	<u>39,270.01</u>	<u>-1,763.58</u>	<u>95.51%</u>
Net Ordinary Income	<u>2,480.31</u>	<u>-0.01</u>	<u>2,480.32</u>	<u>-24,803,100.0%</u>
Net Income	<u>2,480.31</u>	<u>-0.01</u>	<u>2,480.32</u>	<u>-24,803,100.0%</u>

SEPTEMBER 2016 - P & L

	Sep 16
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	3.52
41500 · Fee Income	10.00
43000 · INTEREST INCOME	9.96
Total Income	<u>23.48</u>
Gross Profit	23.48
Expense	
51000 · ACCOUNTING FEES	673.75
55000 · OFFICE EXPENSE	39.48
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CONTRACT	1,797.00
Total Expense	<u>4,027.48</u>
Net Ordinary Income	<u>-4,004.00</u>
Net Income	<u>-4,004.00</u>

SEPTEMBER 2016 - BALANCE SHEET

	Sep 30, 16
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	45,529.67
10500 · Capital One Business Savings	30,441.99
Total Checking/Savings	<u>75,971.66</u>
Accounts Receivable	
11000 · Accounts Receivable	-4,652.65
Total Accounts Receivable	<u>-4,652.65</u>
Total Current Assets	<u>71,319.01</u>
TOTAL ASSETS	<u>71,319.01</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	713.23
Total Accounts Payable	<u>713.23</u>
Total Current Liabilities	<u>713.23</u>
Total Liabilities	713.23
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	44,718.33
39996 · RETAINED EARNING	21,407.14
Net Income	<u>2,480.31</u>
Total Equity	<u>70,605.78</u>
TOTAL LIABILITIES & EQUITY	<u>71,319.01</u>