

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, October 21, 2014, 7:00 pm

Meeting location: home of Ilse and Vic Peña, 1869 Rhett Court.

Board members present:

Preston Miller, President, 1390 Singleton Lane
Matt Althoff, Vice President, 1372 Singleton Lane
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive
John Garland, 1365 Singleton lane

Others Present

Ashwin Kamlani, 1987 Ridgetop Drive
Ilse Peña, 1869 Rhett Court

1. Welcome and introductions

Mr. Miller called the meeting to order at 7:07 pm.

2. Adoption of agenda

On a motion by Mr. Garland, seconded by Mr. Althoff, the agenda was unanimously adopted as distributed.

3. Approval of minutes of the September 16 and September 30 board meetings

Revisions were suggested for the draft minutes of the September 30 special meeting.

On a motion by Mr. Garland, seconded by Mr. Althoff, the minutes of the September 16, 2014, board meeting were unanimously approved as distributed, and the minutes of the September 30, 2014, were unanimously approved as revised.

4. Financial Statements

Mr. Peterson reported that he did not bring copies of the September financial reports (note: the reports are attached to these minutes).

Possible venues for the December annual meeting were explored, and the preferred location at the South Ridge Christian Fellowship Church is available.

On a motion by Mr. Garland, and seconded by Mr. Althoff, it was unanimously voted to approve rental contributions to the church in the amount of \$100.00 each for the special September 30 board meeting and the December 2 annual meeting.

5. Committee reports

Community Relations Committee: Mr. Garland reported that the Halloween celebration will feature a fire truck and tractor hayride.

Architectural Review Board: Mr. Miller reported that the committee is currently processing two requests.

6. Status Report: easement for CenturyLink equipment cabinet and electrification of MMCA entrance sign

The official letter from CenturyLink outlining their provision of the electric hookup and ongoing electrical service (see attached) and payment in the amount of \$3,600.00 have been received. Mr. Miller asked that the letter be posted on the website.

7. Update on Whittington subdivision

No additional updates have been received.

8. Update on the Wintergreen Subdivision

Mr. Miller reported on the Albemarle County Service Authority's (ACSA) desire to connect the Wintergreen sewer line to a Mosby Mountain line which would then enable the ACSA to eliminate the sewage pump station located in Redfields (because of the concern that a power failure would release raw sewage into Biscuit Run). There are several possible routes that the new connector line could take, but all of them are problematic. Mr. Miller had suggested that ACSA simply install a generator for power backup and that would eliminate the need to install the new connector line. Mr. Miller also pointed out that provisions in the Covenants and Restrictions prohibits the removal of trees in the conservation area, and so this alone may prevent the installation of a connector line.

9. Planning for the December 2, 2014, Annual Meeting of the Association

The annual meeting will be held on Tuesday, December 2, 2014, 7:00 p.m., at the South Ridge Christian Fellowship Church (formerly the Berean Baptist Church), 1284 Sunset Avenue Extended. Each officer and committee chair will present a brief report.

With regard to the preparation of a slate of officers and directors, Jamie Shim indicated she would not be available for nomination to a second two-year board term. Incumbents for the other two expiring terms (Cyril Connaughton and Jim Peterson) would be agreeable to standing for reelection if asked. The officers (president, vice president and secretary/treasurer) all serve for one year terms and the incumbents (Preston Miller, Matt Althoff and Jim Peterson) said they were available to stand for reelection. It was agreed that an email should be sent to all 119 households asking if they would consider standing for election for board membership or an office (which would also require election to a board slot). The email should go out immediately and then the members should be given two weeks to respond. Then, based on the responses received, a slate of officers and directors will be adopted for presentation to the membership at the annual meeting.

10. Comments on items not on the agenda.

There were no additional items to come before the board.

11. Next board meeting

The next regular board meeting will be held on Tuesday, January 20, 2014, 7:00 p.m. at the home of Preston Miller and Debra Mincarelli, 1390 Singleton Lane.

12. Adjournment

The meeting was adjourned at 7:59 pm.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

SEPTEMBER 2014 - BUDGET VS ACTUAL

	Jan - Sep 14	Budget	\$ Over Budget	% of Budget
Income				
41000 · ASSESSMENT INCOME	43,394.00	43,197.00	197.00	100.46%
41500 · Fee Income	175.00			
43000 · INTEREST INCOME	90.04			
Total Income	43,659.04	43,197.00	462.04	101.07%
Gross Profit	43,659.04	43,197.00	462.04	101.07%
Expense				
Add to operating reserve fund	0.00	3,784.50	-3,784.50	0.0%
51000 · ACCOUNTING FEES	2,326.11	3,150.00	-823.89	73.85%
51500 · BANK CHARGES	6.95			
52000 · Liability, D&O, Bonding Ins	0.00	750.01	-750.01	0.0%
53000 · LEGAL FEES	488.00			
53500 · LICENSES AND FEES	133.86	112.50	21.36	118.99%
54000 · Membership Fees	0.00	112.50	-112.50	0.0%
54500 · MEETING EXPENSE	0.00	75.01	-75.01	0.0%
55000 · OFFICE EXPENSE	88.20	374.99	-286.79	23.52%
55005 · Association Events	36.00	750.01	-714.01	4.8%
55500 · OTHER PROFESSIONAL SERVICES	0.00	149.99	-149.99	0.0%
64500 · TRASH COLLECTION	12,138.00	17,159.99	-5,021.99	70.73%
75200 · FENCING	240.00			
75300 · LANDSCAPING - CONTRACT	15,714.00	12,517.51	3,196.49	125.54%
75400 · LANDSCAPING - NON-CONTRACT	940.00			
75800 · Signage/Sign Maintenance	85.00	374.99	-289.99	22.67%
82250 · FENCING REPLACEMENT	240.00			
82500 · LANDSCAPE IMPROVEMENTS	0.00	3,749.99	-3,749.99	0.0%
85500 · WEBSITE EXPENSE	0.00	135.00	-135.00	0.0%
Total Expense	32,436.12	43,196.99	-10,760.87	75.09%
Net Income	11,222.92	0.01	11,222.91	112,229,200.0%

SEPTEMBER 2014 - BALANCE SHEET

	<u>Sep 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	29,461.47
10500 · ING Direct Savings	30,199.80
Total Checking/Savings	59,661.27
Accounts Receivable	
11000 · Accounts Receivable	-4,183.75
Total Accounts Receivable	-4,183.75
Other Current Assets	
12000 · Undeposited Funds	131.00
Total Other Current Assets	131.00
Total Current Assets	55,608.52
TOTAL ASSETS	55,608.52
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	718.83
Total Accounts Payable	718.83
Total Current Liabilities	718.83
Total Liabilities	718.83
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	20,259.63
39996 · RETAINED EARNING	21,407.14
Net Income	11,222.92
Total Equity	54,889.69
TOTAL LIABILITIES & EQUITY	55,608.52

SEPTEMBER 2014 - P & L

	<u>Sep 14</u>
Income	
41500 · Fee Income	5.00
43000 · INTEREST INCOME	9.91
Total Income	14.91
Gross Profit	14.91
Expense	
51000 · ACCOUNTING FEES	673.75
53000 · LEGAL FEES	488.00
55000 · OFFICE EXPENSE	45.08
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CONTRACT	1,746.00
75400 · LANDSCAPING - NON-CONTRACT	100.00
Total Expense	4,570.08
Net Income	-4,555.17



August 6, 2014

Diego Anderson
Mosby Mountain Community Association (MMCA)

Dear Mr. Anderson,

The purpose of this memo is to officially document that CenturyLink will provide a 120 volt-20 amp circuit to power the Mosby Mountain subdivision entrance sign (underground feed--approximately 60 feet) from our equipment cabinet and provide ongoing electric service (usage not to exceed two 60 watt LED flood lights) at no cost to MMCA for as long as CenturyLink maintains its perpetual easement, requires AC Power and provides service at this location. As we discussed, our electrician will place conduit and power cable as required to your sign (location that MMCA designates). We require that MMCA place a power disconnect switch at its sign, so that any personnel authorized to perform work on the sign on behalf of MMCA can shutoff AC power w/out CenturyLink being dispatched to the location. Our electrician can provide the switch and install for the MMCA while performing work for us. He will invoice MMCA for the material and labor to install the disconnect switch.

Let me know if you have questions or need anything else from us. If I can be of any further assistance, please feel free to call me at 434-971-1290.

Respectfully,

Marcus Hill
Director of Network Service Operations Virginia

Notary Public

8.7.14
Date

RICHARD A. REED
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7523063
My Commission Expires Oct. 31, 2016

cc:

Andrew Draper, CenturyLink Director Engineering & Construction
Alberto Garrovillo, Manager Network Planning
Glenn Butler, Planner