

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, February 17, 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
Diego Anderson, Director, 1872 Rhett Court
John Garland, 1365 Singleton lane
Ted Miller, 1437 Singleton Lane

Others Present:

None

1. Welcome and introductions

Mr. Preston Miller called the meeting to order at 7:08 pm.

2. Adoption of agenda

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

3. Approval of minutes of the January 21, 2014, board meeting

On a motion by Mr. Ted Miller, seconded by Mr. Garland, the minutes of the January 21, 2015, board meeting were unanimously approved as distributed.

4. Financial Statements

Mr. Peterson distributed copies of the financial statements for January 31, 2015. There were questions about the landscaping expenses and also whether the trail work was included in the contract price or an additional charge. Mr. Peterson said he would get a detail of the landscaping expense for the board members and also provide these details for all future reports.

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that the ARB had received an application to install solar roof panels and there were questions from members of the ARB if the panels were allowed. It was suggested to Mr. Miller that the committee simply needed to look at the Covenants and Restrictions and ARB Guidelines to see if the solar panels were singled out as a prohibited improvement. If not, then the application should be considered as would any other application.

b. Common Areas Committee

Mr. Anderson reported that the next step for the committee as to put together a plan to visually shield the CenturyLink equipment cabinet and to develop a plan for spring planting. The board commended Mr. Anderson for his work on the fence and for the process working with CenturyLink leading to the installation of illumination for the entrance sign.

c. Community Relations Committee

Mr. Garland said that he will send out a survey to the neighborhood in order to determine the preferred date for the spring yard sale.

d. Ad hoc Committee on Neighborhood Video Surveillance

Mr. Ted Miller reported that James Stone has looked at the technology with several companies to consider where to put a system and what resolution would be needed and the costs--both initial and recurring. It will take a month or two to get the report completed and then it will be brought back to the board. Questions under consideration include: What is it we want the system to do? Who monitors? Locations? Role of surveillance installations made by individual property owners? Signage. Two entrances. Any county requirements.

6. Update on status of Wintergreen Farm request to tie into the Mosby sewer line

Mr. Miller reviewed the history of the request from the Albemarle County Services Authority (ACSA) and the developer of Wintergreen Farms to connect to the sewer line in Mosby Mountain. Following considerable discussion, it was agreed that an email should be sent to the director or board of ACSA asking that they put in writing their request and what specifically they would like from Mosby Mountain. Once that information is received, then the board can decide if it would like to take a position on the request or conduct an opinion survey of the membership to get input to formulate a position on the issue.

7. Comments on items not on the agenda.

There were none.

8. Next board meeting

The next regular board meeting will be held on Tuesday, April 21, 2015, 7:00 p.m. at the home of Diego and Regina Anderson, Director, 1872 Rhett Court.

9. Adjournment

On a motion by Mr. Garland, seconded by Mr. Althoff, the meeting was adjourned at 8:27 p.m..

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

JANUARY 2015 - BUDGET VS ACTUAL

	Jan 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	15,125.00	14,399.00	726.00	105.04%
43000 · INTEREST INCOME	10.25			
Total Income	15,135.25	14,399.00	736.25	105.11%
Gross Profit	15,135.25	14,399.00	736.25	105.11%
Expense				
51000 · ACCOUNTING FEES	0.00	350.00	-350.00	0.0%
52000 · Liability, D&O, Bonding Ins	0.00	83.37	-83.37	0.0%
53500 · LICENSES AND FEES	108.78	12.50	96.28	870.24%
54500 · MEETING EXPENSE	0.00	8.37	-8.37	0.0%
55000 · OFFICE EXPENSE	0.00	41.63	-41.63	0.0%
56200 · SOCIAL ACTIVITIES	0.00	83.37	-83.37	0.0%
64500 · TRASH COLLECTION	1,517.25	1,517.25	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	1,767.00	1,746.00	21.00	101.2%
75400 · LANDSCAPING - NON-CONTRACT	975.00			
82500 · LANDSCAPE IMPROVEMENTS	0.00	942.25	-942.25	0.0%
85500 · WEBSITE EXPENSE	0.00	15.00	-15.00	0.0%
Total Expense	4,368.03	4,799.74	-431.71	91.01%
Net Ordinary Income	10,767.22	9,599.26	1,167.96	112.17%
Net Income	10,767.22	9,599.26	1,167.96	112.17%

JANUARY 2015 - BALANCE SHEET

	Jan 31, 15
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	45919.42
10500 · Capital One Business Savings	30240.45
Total Checking/Savings	76159.87
Accounts Receivable	
11000 · Accounts Receivable	-3,832.09
Total Accounts Receivable	-3,832.09
Total Current Assets	72,327.78
TOTAL ASSETS	72,327.78
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	975.00
Total Accounts Payable	975.00
Total Current Liabilities	975.00
Total Liabilities	975.00
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	37,178.42
39996 · RETAINED EARNING	21,407.14
Net Income	10,767.22
Total Equity	71,352.78
TOTAL LIABILITIES & EQUITY	72,327.78

JANUARY 2015 - P & L

	Jan 15
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT I	15,125.00
43000 · INTEREST INCO	10.25
Total Income	15,135.25
Gross Profit	15,135.25
Expense	
53500 · LICENSES ANI	108.78
64500 · TRASH COLLE	1,517.25
75300 · LANDSCAPINC	1,767.00
75400 · LANDSCAPINC	975.00
Total Expense	4,368.03
Net Ordinary Income	10,767.22
Net Income	10,767.22