

**Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS**

Date and time: Tuesday, February 21, 2017, 7:00 pm

Meeting location: home of Ted and Jane Miller, 1437 Singleton Lane, Charlottesville VA

Board members present:

Matt Althoff, President, 1372 Singleton Lane

Ted Miller, Vice President, 1437 Singleton Lane

Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court

Joe Cantu, Director, 1945 Ridgetop Drive

John Garland, Director, 1365 Singleton Lane

Others present:

Preston Miller and Debbie Mincarelli, 1390 Singleton Lane

1. Welcome and introductions

President Matt Althoff called the meeting to order at 7:05pm.

2. Adoption of agenda

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

3. Approval of the January 17, 2017, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Miller, seconded by Mr. Cantu, the minutes of the January 17th, 2017, board meeting were unanimously approved as distributed.

4. Financial statements

On a motion by Mr. Hamil, seconded by Mr. Garland, the board unanimously adopted the corporate resolution to grant Mr. Hamil and Mr. Althoff authority over the MMCA financial accounts with Virginia National Bank.

Mr. Hamil distributed copies of the January 31, 2017 financial statements (see attached). On a motion by Mr. Miller, seconded by Mr. Garland, it was unanimously voted to accept the January 31, 2017 financial statements.

5. Committee reports

- a. Architectural Review Board

Mr. Miller reported one home requested to install a new deck. This request is currently pending approval.

- b. Common Areas Committee

No Report.

- c. Community Relations Committee

Mr. Garland reported a change to the date for Movie Night. The new date is now July 21.

6. Approval of committee members

Mr. Althoff, upon input from the committee leads, requested to have all committee members emailed to Mr. Hamil and be included for review and approval at the next board meeting.

7. Vacant board position

The board confirmed there has been no interest expressed from current MMCA members to fill the vacant position.

8. Oak Hill Farm update

Mr. Preston Miller informed that board that Liz Palmer, Albemarle County Board of Supervisors representative, would be willing to attend the next board meeting and meet with Mosby Mountain homeowners. Mr. Ted Miller agreed to extend an official invitation to Liz Palmer and schedule a date. Mr. Hamil will notify the homeowners to solicit their interest as well as maximize the number of attendees.

Mr. Althoff requested that an email be drafted and shared with all homeowners providing the latest information the board has gathered regarding Oak Hill development as well as other items.

Phase 2 of Oak Hill is yet to be scheduled but will involve clearing and construction of a road across from Ridgetop Drive and behind current Rhett Court homes. According to the Albemarle County Service Authority, the planned work includes connecting into the existing waterline easement that exists in the current green space across from Ridgetop Drive.

9. Comments on items not on the agenda

Mr. Miller reported on his findings around the current home assessments recently sent out by Albemarle County. Mr. Miller confirmed that all homes were increased in our community and that any appeal will have to be made by each respective homeowner, in person, with the county. The deadline to appeal is 2/28.

Mr. Miller reported on his latest meeting with the Community Advisory Committee (CAC).

- a) A one-time Neighborhood Improvement Fund of \$1.4M has been allotted to the various areas within Albemarle County. A meeting will be held next week to review the process for receiving ideas from community members. Location will be in the main Albemarle County building.
- b) Safety at the intersection of 5th Street and Old Lynchburg Road is being reviewed. This includes the consideration of a new traffic light. Any concerns or complaints about safety or traffic on 5th Street should be emailed to the County Board of Supervisors.

10. Next regular board meeting

The next regular board meeting will be tentatively scheduled for Tuesday, April 18th, 7:00pm. The meeting location is to be determined.

11. Adjournment

On a motion by Mr. Miller, seconded by Mr. Garland, the meeting was adjourned at 8:00pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

January 2017 Balance Sheet	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	54,728.54
10500 · Capital One Business Savings	30,482.89
Total Checking/Savings	85,211.43
Accounts Receivable	
11000 · Accounts Receivable	-6,953.54
Total Accounts Receivable	-6,953.54
Total Current Assets	78,257.89
TOTAL ASSETS	78,257.89
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	45,259.80
39996 · RETAINED EARNING	21,407.14
Net Income	9,590.95
Total Equity	78,257.89
TOTAL LIABILITIES & EQUITY	78,257.89

January 2017 P&L	Jan 17
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	14,080.00
43000 · INTEREST INCOME	10.33
Total Income	14,090.33
Gross Profit	14,090.33
Expense	
64500 · TRASH COLLECTION	1,606.50
75300 · LANDSCAPING - CONTRACT	2,139.00
75400 · LANDSCAPING - NON-CONTRACT	550.00
85500 · WEBSITE EXPENSE	203.88
Total Expense	4,499.38
Net Ordinary Income	9,590.95
Net Income	9,590.95

January 2017 Budget vs Actual	Jan 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	14,080.00	13,090.00	990.00	107.56%
43000 · INTEREST INCOME	10.33	12.50	-2.17	82.64%
Total Income	14,090.33	13,102.50	987.83	107.54%
Gross Profit	14,090.33	13,102.50	987.83	107.54%
Expense				
51000 · ACCOUNTING FEES	0.00	350.00	-350.00	0.0%
52000 · Liability, D&O, Bonding Ins	0.00	91.63	-91.63	0.0%
53500 · LICENSES AND FEES	0.00	12.50	-12.50	0.0%
54500 · MEETING EXPENSE	0.00	8.37	-8.37	0.0%
55000 · OFFICE EXPENSE	0.00	16.63	-16.63	0.0%
55005 · Association Events	0.00	83.37	-83.37	0.0%
64500 · TRASH COLLECTION	1,606.50	1,606.50	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	2,139.00	2,139.00	0.00	100.0%
75400 · LANDSCAPING - NON-CONTRACT	550.00	52.87	497.13	1,040.29%
85500 · WEBSITE EXPENSE	203.88	15.00	188.88	1,359.2%
Total Expense	4,499.38	4,375.87	123.51	102.82%
Net Ordinary Income	9,590.95	8,726.63	864.32	109.9%
Net Income	9,590.95	8,726.63	864.32	109.9%

Mosby Mountain Community Association, Inc. - February 21, 2017 Board Meeting