

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, March 15, 2016, 7:00 pm

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

Board members present:

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

Others present:

Beverly Glascock, 1347 Singleton Lane

1. Welcome and introductions

President Matt Althoff was out of town and unable to attend the meeting. Vice President Ted Miller called the meeting to order at 7:03 pm.

2. Adoption of agenda

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

3. Approval of minutes of the February 16, 2016, board meeting

On a motion by Mr. Garland, seconded by Dr. Cantu, the minutes of the February 16, 2016, board meeting were unanimously approved as revised.

4. Financial Statements

Mr. Peterson distributed copies of the February 29, 2016 financial statements (see attached).

On a motion by Dr. Cantu, seconded by Mr. Garland, it was unanimously voted to accept the February 2016 financial statements.

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that one request for the approval of a whole-house backup generator was received and approved.

The current membership of the ARB will remain unchanged with David Cain, Suzanne Waters and Shawn Brydger all agreeing to continue with Mr. Miller as chair.

b. Common Areas Committee

Mr. Anderson reported that he received three bid proposals for the repair of the bridge on the walking trail and the content and costs of the proposals were discussed.

On a motion by Mr. Peterson, seconded by Mr. Garland, it was unanimously voted to authorize Mr. Anderson to contract for up to \$2,000.00 for the repair/replacement of the bridge.

Mr. Anderson has also received two proposals for the screening of the CenturyLink equipment box. He is awaiting receipt of a third proposal.

c. Community Relations Committee

Mr. Garland reported that the new Mosby Mountain Facebook page is up and running with 75 subscribers.

6. Airbnb and short-term rentals of MMCA

After reviewing correspondence received and the opinion of counsel, it was agreed and reconfirmed that counsel should be directed to inform any Mosby Mountain homeowners who have listed their properties for short-term rentals to discontinue their listings on Airbnb or other listings.

7. Comments on items not on the agenda.

The issue of mailbox maintenance and/or replacement came up again with the cost to be at the expense of the homeowner. The board will look further into the possibility of reinstating an amended version of the previous mailbox maintenance program.

Mr. Garland noted that in recent years the board had adopted an every-other-month meeting schedule rather than every month and there was discussion to suggest to President Althoff that a regular meeting may not be needed to be held in April but rather have the next meeting in May.

8. Next regular board meeting

The next regular board meeting will be held on Tuesday, May 17, 7:00 p.m., unless Mr. Althoff determines that a meeting will be needed in April. In either case, the meeting location is to be determined.

9. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Garland, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

FEBRUARY 2016 - BUDGET VS ACTUAL

	Jan - Feb 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	14,096.03	13,090.00	1,006.03	107.69%
41500 · Fee Income	45.00			
43000 · INTEREST INCOME	19.88			
Total Income	14,160.91	13,090.00	1,070.91	108.18%
Gross Profit	14,160.91	13,090.00	1,070.91	108.18%
Expense				
51000 · ACCOUNTING FEES	0.00	1,050.00	-1,050.00	0.0%
52000 · Liability, D&O, Bonding Ins	0.00	166.70	-166.70	0.0%
53500 · LICENSES AND FEES	38.84	25.00	13.84	155.36%
54500 · MEETING EXPENSE	0.00	83.30	-83.30	0.0%
55000 · OFFICE EXPENSE	0.00	83.30	-83.30	0.0%
55005 · Association Events	0.00	166.70	-166.70	0.0%
64500 · TRASH COLLECTION	3,034.50	3,034.50	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	3,594.00	4,437.20	-843.20	81.0%
85500 · WEBSITE EXPENSE	0.00	30.00	-30.00	0.0%
Total Expense	6,667.34	9,076.70	-2,409.36	73.46%
Net Ordinary Income	7,493.57	4,013.30	3,480.27	186.72%
Net Income	7,493.57	4,013.30	3,480.27	186.72%

FEBRUARY 2016 - BALANCE SHEET

	Feb 29, 16
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	54,391.59
10500 · Capital One Business Savings	30,371.01
Total Checking/Savings	84,762.60
Accounts Receivable	
11000 · Accounts Receivable	-9,143.56
Total Accounts Receivable	-9,143.56
Total Current Assets	75,619.04
TOTAL ASSETS	75,619.04
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	44,718.33
39996 · RETAINED EARNING	21,407.14
Net Income	7,493.57
Total Equity	75,619.04
TOTAL LIABILITIES & EQUITY	75,619.04

FEBRUARY 2016 - P & L

	Feb 16
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	16.03
41500 · Fee Income	45.00
43000 · INTEREST INCOME	9.61
Total Income	70.64
Gross Profit	70.64
Expense	
53500 · LICENSES AND FEES	38.84
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CONTRACT	1,797.00
Total Expense	3,353.09
Net Ordinary Income	-3,282.45
Net Income	-3,282.45