

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

**Date and time: Tuesday, April 15, 2014, 7:00 pm**

**Meeting location: home of 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  
John Garland, Director, 1365 Singleton Lane  
Jamie Shim, Director, 1141 Turnstone Drive

Others Present

Andy Wicks, 1135 Turnstone

**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. Peterson, the agenda was unanimously adopted as distributed.

**3. Approval of the February 17, 2014, board meeting minutes**

Mr. Althoff noted a typo in the draft minutes.

On a motion by Mr. Althoff, seconded by Mr. Garland, the minutes of the February 17, 2014, board meeting were unanimously approved as corrected.

**4. Financial Statements**

Mr. Peterson distributed copies of the March 2014 statements (see attached).

**5. Appointment to fill vacant board position and committee appointments**

On a motion by Mr. Peterson, seconded by Mr. Garland, Mr. Cyril Connaughton (1336 Singleton Lane) was elected to fill the vacant director position on the board by unanimous vote.

**6. Committee reports**

**Architectural Review Board (ARB):** Ms. Shim reported that she had received a concern that the real estate “Under Contract” signs were not always taken down as required within three days after a property has come under contract. This is somewhat problematic because unless ARB members were to police the neighborhood on a daily basis, they would not necessarily know the status of properties up for sale. It was agreed that if a complaint is received, or if any member of the ARB or the board notice that a sign should come down, then that would be reported to the ARB for action.

Mr. Miller asked Ms. Shim and the other committee chairs to submit lists of their current committee memberships so that these members could be officially appointed (or renewed) by the board.

**Common Areas Committee (CAC):** In the absence of Mr. Anderson, Mr. Miller gave the CAC report. Allied Van Lines has accepted the bid of \$277.00 to repair the damage done to the common area on Singleton Lane when their moving van slipped down the ice during the snow storm and tore up the sod. They will issue a check in payment and then the repair work will be initiated.

Bids have been received to repair damage at the entrances that occurred during the snow storm.

On a motion by Mr. Peterson, seconded by Mr. Garland, it was unanimously voted to authorize the Common Areas Committee to spend up to \$500.00 in order to repair the damage at both entrances.

**Community Relations Committee (CRC):** Mr. Garland reported that the final version of the welcome package (for new community members) is ready for distribution. Mr. Peterson will print up an initial supply of the packets. A continuing problem is that board members are not necessarily aware of the arrival of new owners and so weeks or more could go by before new residents would be given a packet and this defeats the purpose. Realtors involved in property transfers are always asked to provide information on closures and contact information for new owners, but they rarely are agreeable to help out in this way.

Mr. Garland asked if the board wanted to have one or two yard sales this year and it was decided to issue a quick survey to gauge the interest of community members for a spring yard sale.

7. Consideration of adoption of draft Rules and Regulations and Architectural Guidelines (posted on the MMCA website – mosbymountain.org – on March 2, 2014)

Very little response was received from community members during the review and comment period (March 2 through April 15). One written comment made the following points:

Our view is that the MMHA has become far too intrusive into the lives and property of people in Mosby Mountain. We understand the collective interest we have in maintaining a clean, safe and inviting neighborhood - and in maintaining property values.

That said, we also believe in property rights and individual freedom. Most of what is in the document you sent out amounts to micro-managing people and intruding on their lives. We object to it and oppose its passage.

In particular, we strongly disagree with the new clauses that empower the architectural review board to go back and review changes people have already made to their houses/property and to retroactively levy fines.

We also disagree with the policies on basketball goals, requirements around trash cans (when they have to be put out and picked up), gardens, and a host of other regulations.

These observations were echoed by a verbal report to a board member. Board members discussed how the intent was not to increase restrictions but actually liberalize a number of existing requirements such as those pertaining to when trash cans may be left out and also to allow portable basketball goals. The new Covenants and Restrictions (C & R) cover all of this, but the intent of the guidelines was to remove some of the subjectivity of interpretation. However, from the feedback received, this is not how the process was viewed. Also, concerns were raised that insufficient time had been allowed for review and comment of both the new C & R (before their adoption at the December annual meeting) and now for the proposed guidelines. The question was raised as to if it was realistic to assume that homeowners would read through the new guidelines and perhaps the updated C & R would actually provide more usable guidance just on its own.

On a motion by Ms. Shim, seconded by Mr. Garland, it was unanimously voted to postpone action on the proposed Rules and Regulations and Architectural Guidelines in order to permit the board to further simplify and streamline the document.

#### 8. Comments on items not on the agenda

Mr. Miller suggested that we need two email systems, one for official communications and the other for general communications. Mr. Peterson replied that up until a couple of years ago he had maintained two lists, one for those households who wished to continue to receive all emails (including such topics as lost dogs, bear alerts, etc.) and those who only wished to receive official announcements. He can resume this practice immediately with little effort. It also meets the Virginia code requirement for the board to provide a mechanism where all members can communicate with each other at no expense to the members.

Mr. Miller updated the board on the status of the Whittington subdivision on Old Lynchburg Road. He had been contacted by a resident who lives on Old Lynchburg Road south of Mosby Mountain, and that person provided a great deal of detail about how the plans for Whittington (such as the density of housing units) has changed drastically from what we were told several years ago. Mr. Miller will ask Mr. Connaughton to head up an ad hoc committee to look into the changes and keep the board apprised of Whittington as the development moves forward.

#### 9. Next regular board meeting

The next regular board meeting will be held on Tuesday, June 17, 2014, 7:00 p.m. at the home of Beverly Glascock, 1347 Singleton Lane.

10. Adjournment

The meeting was adjourned at 8:23 pm.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

MARCH 2014 - P&L - BUDGET VS ACTUAL					MARCH 2014 - BALANCE SHEET		
	Jan - Mar 14	Budget	\$ Over Budget	% of Budget			Mar 31, 14
Income					ASSETS		
41000 · ASSESSMENT INCOME	15,246.00	14,399.00	847.00	105.88%	Current Assets		
41500 · Fee Income	65.00				Checking/Savings		
43000 · INTEREST INCOME	29.66				10300 · Cash - VNB - 6409	28,060.62	
Total Income	15,340.66	14,399.00	941.66	106.54%	10500 · ING Direct Savings	30,139.42	
Gross Profit	15,340.66	14,399.00	941.66	106.54%	Total Checking/Savings		58,200.04
Expense					Accounts Receivable		
Add to operating reserve fund	0.00	1,261.50	-1,261.50	0.0%	11000 · Accounts Receivable	-7,753.97	
51000 · ACCOUNTING FEES	952.50	1,050.00	-97.50	90.71%	Total Accounts Receivable	-7,753.97	
52000 · Liability, D&O, Bonding Ins	0.00	250.03	-250.03	0.0%	Other Current Assets		
53500 · LICENSES AND FEES	108.86	37.50	71.36	290.29%	12000 · Undeposited Funds	-50.00	
54000 · Membership Fees	0.00	37.50	-37.50	0.0%	Total Other Current Assets	-50.00	
54500 · MEETING EXPENSE	0.00	25.03	-25.03	0.0%	Total Current Assets	50,396.07	
55000 · OFFICE EXPENSE	43.12	124.97	-81.85	34.5%	TOTAL ASSETS	50,396.07	
55005 · Association Events	0.00	250.03	-250.03	0.0%	LIABILITIES & EQUITY		
55500 · OTHER PROFESSIONAL SERVICES	0.00	49.97	-49.97	0.0%	Liabilities		
64500 · TRASH COLLECTION	4,551.75	5,719.97	-1,168.22	79.58%	Current Liabilities		
75300 · LANDSCAPING - CONTRACT	5,238.00	4,172.53	1,065.47	125.54%	Accounts Payable	20000 · Accor	2,512.87
75400 · LANDSCAPING - NON-CONTRACT	150.00				Total Accounts Payable	2,512.87	
75800 · Signage/Sign Maintenance	85.00	124.97	-39.97	68.02%	Total Current Liabilities	2,512.87	
82500 · LANDSCAPE IMPROVEMENTS	0.00	1,249.97	-1,249.97	0.0%	Total Liabilities	2,512.87	
85500 · WEBSITE EXPENSE	0.00	45.00	-45.00	0.0%	Equity		
Net Total Expense	11,129.23	14,398.97	-3,269.74	77.29%	32000 · CAPITAL CONTRIBUTIONS	2,000.00	
	4,211.43	0.03	4,211.40	14,038,100.0%	3900 · Retained Earnings	20,264.63	
					39996 · RETAINED EARNING	21,407.14	
					Net Income	4,211.43	
					Total Equity	47,883.20	
					TOTAL LIABILITIES & EQUITY	50,396.07	
MARCH 2014 - P&L							
	Mar 14						
Income							
41500 · Fee Income	5.00						
43000 · INTEREST INCOME	10.22						
Total Income	15.22						
Gross Profit	15.22						
Expense							
Clearing Account	0.00						
51000 · ACCOUNTING FEES	952.50						
55000 · OFFICE EXPENSE	43.12						
64500 · TRASH COLLECTION	3,034.50						
75300 · LANDSCAPING - CONTRACT	1,746.00						
75800 · Signage/Sign Maintenance	85.00						
Total Expense	5,861.12						
Net Income	-5,845.90						