

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS

Date and time: Tuesday, April 21, 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
John Garland, 1365 Singleton lane
Ted Miller, 1437 Singleton Lane

Others Present:

Brian and Stacey Diefenderfer, 2011 Ridgetop Drive
Timothy Leroux, Director of Operations, LEAP-VA

1. Welcome and introductions

Mr. Preston Miller called the meeting to order at 7:05pm.

2. Adoption of agenda

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

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

On a motion by Mr. Althoff, seconded by Mr. Ted Miller, the minutes of the February 17, 2015, board meeting were unanimously approved as distributed.

4. Financial Statements

Mr. Peterson provided an oral report on the financial statements for March 31, 2015. In response to questions, he said he would get a detail of the noncontract landscaping expenses.

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

Mr. Preston Miller reported that we did not receive a direct answer to our questions from the Albemarle County Service Authority regarding their plans and intentions. He will investigate the status with the County and the Wintergreen Farm developer.

6. Committee reports

a. Architectural Review Board

Mr. Ted Miller reported that the ARB had processed two applications and fully approved one to replace a deck and partially approved an application to install solar roof panels. With regard to the latter, there is no prohibition against the installation of solar panels so a compromise was adopted that would allow the applicant to install some of the panels requested, but only those that would not be visible from the street.

b. Common Areas Committee

Mr. Anderson was not present to give a report but he will be asked to follow up on the request of a homeowner that landscaping activities be limited to 8:00 am to 5:00 pm so that homeowners can enjoy their evenings out-of-doors. Because this was not a stipulation in the contract, and given the busy seasonal nature of landscaping maintenance services, the contractor cannot be required to meet this request, but an informal contact will be made.

c. Community Relations Committee

Mr. Garland reported on the results of his survey of residents regarding a preferred date for the annual spring yard sale (see attached). The event will be held on May 16.

d. Ad hoc Committee on Neighborhood Video Surveillance

Mr. Ted Miller summed up much of the research on installing video surveillance systems by saying if you don't have power and connectivity, you simply won't get much. He will keep pushing for cost estimates. However, there is not a common thread among the committee members as to what the objective is. The intent needs to be narrowed down (e.g., do we want to be able to identify license plates, and if so, you won't get much else). The basic question is do you want prevention or after-the-fact law enforcement.

7. Appeal hearing on the Architectural Review Board denial of an application to install solar roof panels

The applicants, Brian and Stacey Diefenderfer, have submitted an appeal to the board because the installation of only some of the panels would not be feasible in achieving the purpose of the installation. Mr. Timothy Leroux, the director of operations for LEAP and the chair of the Hollywood Neighborhood Association Architectural Review Board, was present to provide some information on solar technology (see attached). Board members recognized that the ARB had carefully deliberated the issue and were thanked and commended for their efforts. After considerable discussion, the following motion was adopted:

On a motion by Mr. Peterson, seconded by Mr. Garland, it was unanimously voted to approve the application for solar roof panels as originally submitted by the Diefederfers.

8. Comments on items not on the agenda.

There were none.

9. Next board meeting

Mr. Preston Miller discussed the desirability of establishing a regular meeting schedule and location. He suggested that the Christian Fellowship (Berean Baptist Church) pastor be contacted to see if he would be agreeable to such an arrangement. This is where the December annual meeting and the special meeting on Wintergreen Farm were held. The board members agreed that a goodwill annual donation of \$500.00 would be in order if the church granted the request. Mr. Peterson will follow up with the pastor.

The next regular board meeting will be held on Tuesday, June 16, 2015, 7:00 p.m. either at the church or at place to be determined.

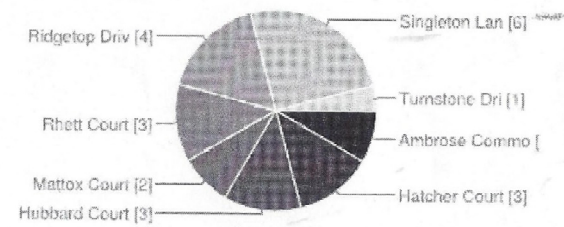
10. Adjournment

On a motion by Mr. Peterson, seconded by Mr. Garland, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

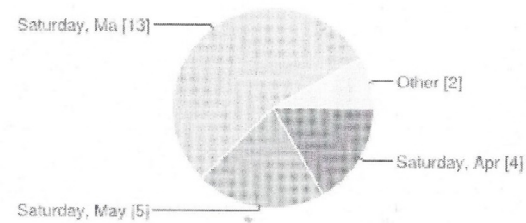
James R. Peterson
Secretary/Treasurer

Street Name

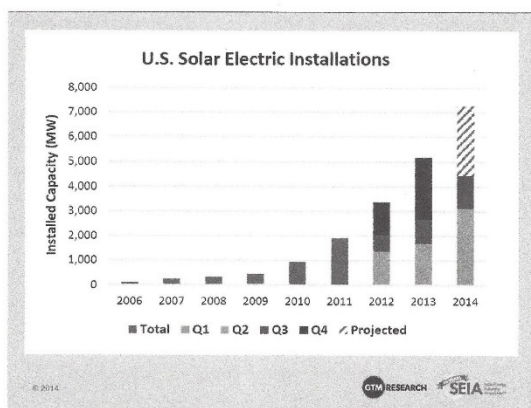


Ambrose Commons Drive	2	8.3%
Hatcher Court	3	12.5%
Hubbard Court	3	12.5%
Mattox Court	2	8.3%
Rhett Court	3	12.5%
Ridgetop Drive	4	16.7%
Singleton Lane	6	25%
Turnstone Drive	1	4.2%

Date of Yard Sale Preference



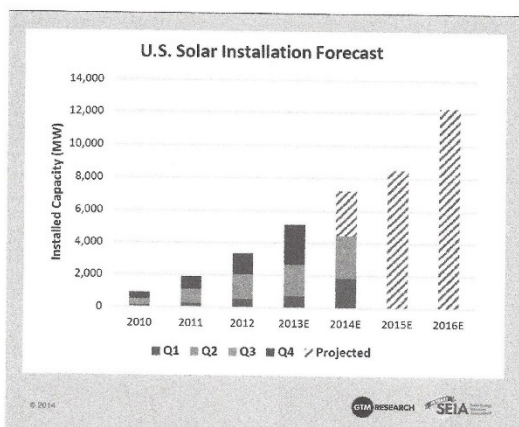
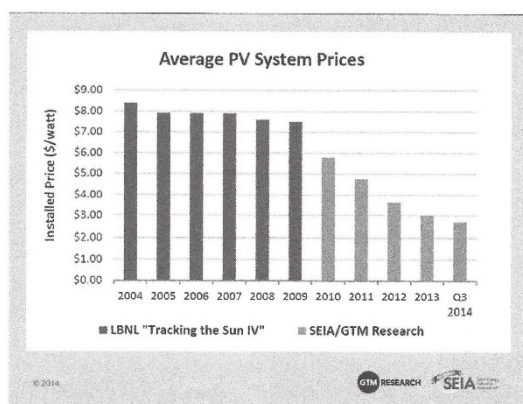
Saturday, April 18th, 2015	4	16.7%
Saturday, May 9th, 2015	5	20.8%
Saturday, May 16th 2015(same Saturday we had as last year)	13	54.2%
Other	2	8.3%



- Facts on the Virginia Solar Industry**
- There are currently more than **148 solar companies** at work throughout the value chain in Virginia, **employing 1,800 people**.
 - In 2014, Virginia **installed 6 MW of solar electric capacity**, ranking it 29th nationally.
 - The **11 MW of solar energy currently installed** in Virginia ranks the state 30th in the country in installed solar capacity. There is enough solar energy installed in the state to power 1,100 homes.
 - In 2014, **\$15 million** was invested on solar installations in Virginia.
 - Average installed residential and commercial photovoltaic system **prices in Virginia have fallen by 13% in the last year**. National Prices have also dropped steadily- by 8% from last year and 49% from 2010.

THINGS TO THINK ABOUT

- Berkeley National Laboratory study finds a 3.6KW PV system adds \$15K in value to a home
- Demand for Solar is booming
 - 1181 sign-ups in Charlottesville
 - 1 in Mosby Mountain
 - 5 in Sherwood Manor
 - 112 contracts signed
 - Zero in Mosby Mountain
- Federal tax credit ends 2016



SYSTEM SIZE BY KILOWATT (KW)	6
Solarize Rate per Watt	\$3.50
Total Cost Before Federal Tax Credit	\$21,000
Total Cost After Federal Tax Credit (30%)	\$14,700
Financing Terms (financing \$14,700)	
Interest Rate	5.00%
Loan Period (yrs.)	15
Monthly Loan Payment	
Financing cost after tax credit over 15 yrs.	\$116
Monthly Savings	
Estimated Monthly Savings (Electricity + SRECs)	\$107
Net Monthly Cost (w/ financing cost after tax credit)	\$9

*Avg cost of solar down from \$12/W in '98 to <\$4/W today