

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

Date and time: Tuesday, April 18, 2017, 7:00 pm

Meeting location: home of Bryan and Susan Hamil, 1230 Hatcher Court, Charlottesville VA

Board members present:

Matt Althoff, President, 1372 Singleton Lane

Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court

Diego Anderson, Director, 1872 Rhett Court

John Garland, Director, 1365 Singleton Lane

Others present:

Clay Wilson, 1431 Singleton Lane

1. Welcome and introductions

President Matt Althoff called the meeting to order at 7:04pm.

2. Adoption of agenda

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

3. Approval of the February 21, 2017, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Garland, seconded by Mr. Hamil, the minutes of the February 21st, 2017 board meeting were unanimously approved as distributed.

4. Financial statements

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

5. Committee reports

a. Architectural Review Board

No report.

b. Common Areas Committee

Mr. Anderson reported that common area maintenance was in-line with the contract. Grass treatment has been done; mulching will be started; regular mowing will begin later this month.

Mr. Anderson also reported that he is still sending out request for proposals regarding the signage at the entrances to the community.

c. Community Relations Committee

Mr. Garland reported that the community yard sale is being advertised in The Daily Progress on May 18th, 19th & 20th.

Mr. Garland also reported that bulk trash pick up is on May 23rd. Residents are asked to have bulk items at the curb by 6am, no appliances please.

6. Approval of committee/board members

On a motion by Mr. Garland, seconded by Mr. Hamil, the board unanimously voted to approve the committee members as listed below:

1. ARB – Shawn Brydger, David Cain, Sue Waters, Ted Miller
2. Common Areas – Carol Price, Diego Anderson, Preston Miller, Brian Diefenderfer
3. Community Relations – Nicky Shell, John Garland

On a motion by Mr. Garland, seconded by Mr. Hamil, the board unanimously voted to appoint Clay Wilson to fill the vacant director position on the MMCA board.

4. Board Member – Clay Wilson

7. Oak Hill Farm/Whittington Access update

Mr. Althoff reported that the chain and tree are in place to block the access road between Ridgetop and Whittington. He will follow up with the developer to ask about putting more there to block off access to the road.

Mr. Althoff and Mr. Hamil reported that sewer construction appears completed on Turnstone. Repaving has not yet happened and Mr. Althoff will follow up with the developer on the timing of this work. Mr. Hamil offered to check in with the two impacted homes on Turnstone to confirm the replacement landscaping work was done.

8. Albemarle County Community Traffic Meeting update

Mr. Althoff and Mr. Hamil reported on the general talking points from the community meeting; the county focus on adding bike and walkways along Old Lynchburg. The board agreed to send the meeting minutes and handout to the MMCA community.

9. Comments on items not on the agenda

None

10. Next regular board meeting June 20, 2017

11. Adjournment

On a motion by Mr. Garland, seconded by Mr. Anderson, the meeting was adjourned at 7:40pm

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

March 2017 Balance Sheet		Mar 31, 17
ASSETS		
Current Assets		
Checking/Savings		
10300 · Cash - VNB - 6409		50,912.36
10500 · Capital One Business Savings		30,502.57
Total Checking/Savings		81,414.93
Accounts Receivable		
11000 · Accounts Receivable		-10,701.27
Total Accounts Receivable		-10,701.27
Other Current Assets		
12000 · Undeposited Funds		140.00
Total Other Current Assets		140.00
Total Current Assets		70,853.66
TOTAL ASSETS		70,853.66
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable		660.29
Total Accounts Payable		660.29
Total Current Liabilities		660.29
Total Liabilities		660.29
Equity		
32000 · CAPITAL CONTRIBUTIONS		2,000.00
3900 · Retained Earnings		45,259.80
39996 · RETAINED EARNING		21,407.14
Net Income		1,526.43
Total Equity		70,193.37
TOTAL LIABILITIES & EQUITY		70,853.66

March 2017 P&L		Jan - Mar 17
Ordinary Income/Expense		
Income		
41000 · ASSESSMENT INCOME		14,108.30
41500 · Fee Income		75.00
43000 · INTEREST INCOME		30.01
Total Income		14,213.31
Gross Profit		14,213.31
Expense		
51000 · ACCOUNTING FEES		612.50
53500 · LICENSES AND FEES		36.21
55000 · OFFICE EXPENSE		47.79
64500 · TRASH COLLECTION		4,819.50
75300 · LANDSCAPING - CONTRACT		6,417.00
75400 · LANDSCAPING - NON-CONTRACT		550.00
85500 · WEBSITE EXPENSE		203.88
Total Expense		12,686.88
Net Ordinary Income		1,526.43
Net Income		1,526.43

March 2017 Budget vs Actual				
	Jan - Mar 17	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	14,108.30	13,090.00	1,018.30	107.78%
41500 · Fee Income	75.00			
43000 · INTEREST INCOME	30.01	37.50	-7.49	80.03%
Total Income	14,213.31	13,127.50	1,085.81	108.27%
Gross Profit	14,213.31	13,127.50	1,085.81	108.27%
Expense				
51000 · ACCOUNTING FEES	612.50	1,050.00	-437.50	58.33%
52000 · Liability, D&O, Bonding Ins	0.00	274.97	-274.97	0.0%
53500 · LICENSES AND FEES	36.21	37.50	-1.29	96.56%
54500 · MEETING EXPENSE	0.00	25.03	-25.03	0.0%
55000 · OFFICE EXPENSE	47.79	49.97	-2.18	95.64%
55005 · Association Events	0.00	250.03	-250.03	0.0%
64500 · TRASH COLLECTION	4,819.50	4,819.50	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	6,417.00	6,417.00	0.00	100.0%
75400 · LANDSCAPING - NON-CONTRACT	550.00	158.53	391.47	346.94%
85500 · WEBSITE EXPENSE	203.88	45.00	158.88	453.07%
Total Expense	12,686.88	13,127.53	-440.65	96.64%
Net Ordinary Income	1,526.43	-0.03	1,526.46	-5,088,100.0%
Net Income	1,526.43	-0.03	1,526.46	-5,088,100.0%