

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

**Date and time: Tuesday, June 16, 2015, 7:00 pm**

**Meeting location: Jim and Marsha Peterson, 1969 Ridgetop Drive**

Board members present:

Preston Miller, President, 1390 Singleton Lane  
Matt Althoff, Vice President, 1372 Singleton Lane  
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive  
Diego Anderson, 1872 Rhett Court  
John Garland, 1365 Singleton Lane  
Ted Miller, 1437 Singleton Lane

1. Welcome and introductions

Mr. Preston Miller called the meeting to order at 7:03 pm.

2. Adoption of agenda

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

3. Approval of minutes of the April 21, 2015, board meeting

On a motion by Mr. Ted Miller, seconded by Mr. Garland, the minutes of the April 21, 2015, board meeting were unanimously approved as distributed.

4. Financial Statements

Mr. Peterson distributed copies of the financial statements for May 31, 2015 (see attached).

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

Mr. Preston Miller reported that he had telephoned the contact at the county development office and was told that nothing has changed. The plans for the development are still in the preliminary stage. They are trying to get another egress through Redfields but maybe just for emergencies.

6. Committee reports

a. Architectural Review Board

Mr. Ted Miller reported that the ARB had processed two applications, one for landscaping and one for the approval of a shed. Two disclosure packets were also processed for properties being sold.

b. Common Areas Committee

Mr. Anderson reported that two new members have been added to the committee, Sammye Klee and Carol Price.

The committee's immediate focus is on doing some flower plantings to add color by the entrance sign. They are also looking at options for the CenturyLink area and considering asking landscapers to provide proposals. Another area of consideration is to look more long-term at improving the main entrance sign.

The estimate to paint and repair the fence came in at about \$900.00 to complete all of the necessary work.

Weeds are coming up everywhere in the grass and Luke Marshall can treat the grass for weed control at a cost of \$1,100.00.

VDOT has been very slow to move on the maintenance needed at the entrance where cars damaged the grass during the snow season. Maintenance on pot holes received prompt attention but that is a different department.

Mr. Preston Miller pointed out that at the corner of Hubbard Court and Singleton lane the rocks have washed to the bottom of the common area. Mr. Anderson will look into this.

c. Community Relations Committee

Mr. Garland reported that there was lots of traffic for the yard sale.

A first annual movie night has been planned to be held outdoors in the common area with a movie and refreshments. The proposal was enthusiastically received by the board.

d. Ad hoc Committee on Neighborhood Video Surveillance

Mr. Ted Miller has participated in a number of calls from vendors, but they were not supportive mainly because of challenges associated with the entrances. Although cameras can see down to the license plate level, lack of power is the critical issue. He has not received a final proposal and he is not very hopeful at this point.

7. Comments on items not on the agenda.

Mr. Connaughton is unable to attend board meetings and has therefore offered his resignation.

On a motion by Mr. Peterson, seconded by Mr. Anderson, the resignation from the board of Mr. Cyril Connaughton was accepted.

8. Next board meeting

Mr. Peterson reported that Pastor James at the Christian Fellowship (Berean Baptist Church) was agreeable to providing a meeting space for the Mosby Mountain board and annual meetings. Mr. Preston Miller suggested that we use the facility for the remainder of this year and all next year and then evaluate at the end of next year. An annual donation to the church in the amount of \$500.00 would be given for the use of the space but the amount would be prorated for the current year.

On a motion by Mr. Peterson, seconded by Mr. Anderson, it was unanimously voted to use the church for the remainder of this year and all of next year and to provide an annual donation of \$500.00 but to be prorated for the current year.

The next regular board meeting will be held on Tuesday, August 18, 2015, 7:00 p.m., at the Christian Fellowship (Berean Baptist Church). The primary agenda item will be planning for the 2016 budget.

9. Adjournment

On a motion by Mr. Anderson, seconded by Mr. Althoff, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

## MAY 2015 - BUDGET VS ACTUAL

	Jan - May 15	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	29,320.56	28,798.00	522.56	101.82%
41500 · Fee Income	105.00			
43000 · INTEREST INCOME	49.97			
<b>Total Income</b>	<b>29,475.53</b>	<b>28,798.00</b>	<b>677.53</b>	<b>102.35%</b>
Gross Profit	29,475.53	28,798.00	677.53	102.35%
Expense				
51000 · ACCOUNTING FEES	1,490.05	1,750.00	-259.95	85.15%
52000 · Liability, D&O, Bonding Ins	0.00	416.69	-416.69	0.0%
53000 · LEGAL FEES	-80.00			
53500 · LICENSES AND FEES	108.78	62.50	46.28	174.05%
54500 · MEETING EXPENSE	0.00	41.69	-41.69	0.0%
55000 · OFFICE EXPENSE	36.26	208.31	-172.05	17.41%
55005 · Association Events	41.00			
56200 · SOCIAL ACTIVITIES	0.00	416.69	-416.69	0.0%
64500 · TRASH COLLECTION	7,586.25	7,586.25	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	8,835.00	8,730.00	105.00	101.2%
75400 · LANDSCAPING - NON-CONTRACT	1,390.00			
82500 · LANDSCAPE IMPROVEMENTS	0.00	4,711.25	-4,711.25	0.0%
85500 · WEBSITE EXPENSE	179.88	75.00	104.88	239.84%
<b>Total Expense</b>	<b>19,587.22</b>	<b>23,998.38</b>	<b>-4,411.16</b>	<b>81.62%</b>
Net Ordinary Income	9,888.31	4,799.62	5,088.69	206.02%
<b>Net Income</b>	<b>9,888.31</b>	<b>4,799.62</b>	<b>5,088.69</b>	<b>206.02%</b>

## MAY 2015 - BALANCE SHEET

	May 31, 15
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	45,322.21
10500 · Capital One Business Savings	30,280.17
<b>Total Checking/Savings</b>	<b>75,602.38</b>
Accounts Receivable	
11000 · Accounts Receivable	-4,948.63
<b>Total Accounts Receivable</b>	<b>-4,948.63</b>
<b>Total Current Assets</b>	<b>70,653.75</b>
<b>TOTAL ASSETS</b>	<b>70,653.75</b>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	179.88
<b>Total Accounts Payable</b>	<b>179.88</b>
<b>Total Current Liabilities</b>	<b>179.88</b>
<b>Total Liabilities</b>	<b>179.88</b>
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	37,178.42
39996 · RETAINED EARNING	21,407.14
<b>Net Income</b>	<b>9,888.31</b>
<b>Total Equity</b>	<b>70,473.87</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>70,653.75</b>

## MAY 2015 - P & L

	May 15
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	17.91
41500 · Fee Income	50.00
43000 · INTEREST INCOME	10.27
<b>Total Income</b>	<b>78.18</b>
Gross Profit	78.18
Expense	
55005 · Association Events	41.00
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CON	1,767.00
85500 · WEBSITE EXPENSE	179.88
<b>Total Expense</b>	<b>3,505.13</b>
Net Ordinary Income	-3,426.95
<b>Net Income</b>	<b>-3,426.95</b>