

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

**Date and time: Tuesday, August 15, 2017, 7:00 pm**

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

Board members present:

Matt Althoff, President, 1372 Singleton Lane  
Ted Miller, Vice President, 1437 Singleton Lane  
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court  
Diego Anderson, Director, 1872 Rhett Court  
John Garland, Director, 1365 Singleton Lane  
Joe Cantu, Director, 1945 Ridgetop Drive

Others present:

None

1. Welcome and introductions

President Matt Althoff called the meeting to order at 7:05pm.

2. Adoption of agenda

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

3. Approval of the April 18, 2017, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Miller, seconded by Mr. Garland, the minutes of the June 20, 2017 board meeting were unanimously approved as distributed.

4. Financial statements

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

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that since the last meeting there has been 1 request to repaint the exterior of a house.

b. Common Areas Committee

Mr. Anderson reported that tree trimming and removal was completed.

Mr. Anderson reported the signage committee meeting is still pending, with the sign work likely a 2018 initiative.

c. Community Relations Committee

Mr. Garland reported that the Mosby Mountain Movie Night was a success despite the inclement weather at the end. Final count was 105 servings of Kona Ice (comparable to last year). A special "thank you!" to Jim Peterson for donating his equipment.

Mr. Garland reported the next community event will be the Halloween party, currently planned for Tuesday, October 31<sup>st</sup>.

6. Budget Planning for 2018

Mr. Hamil distributed a first draft for the 2018 budget. Primary budget expense items include a 3% increase in trash collection and common area maintenance and accounting fees (both remaining flat from 2017 actuals).

A request was made to increase the budgeted amount for non-contractual landscaping items in 2018. Discussions were also had on possibly raising HOA dues up to \$120/quarter to cover rising costs of services – with a desire to stay flat in 2018 but consider the increase in 2019/2020.

The board will re-evaluate the proposed budget at the next regular board meeting.

7. Discussion of Officers for 2018

The terms for Mr. Althoff, Mr. Garland and Mr. Anderson end in 2017. An Officers & Directors nominating committee will be comprised of Mr. Cantu and Mr. Miller. An email for any interest in serving on the board will be sent to all members by Mr. Hamil.

8. Comments on items not on the agenda

Mr. Miller reported that each Community Advisory Committee received \$200,000 from the Neighborhood Improvement Funding Initiative. Our CAC are in the planning phase and all current options proposed are around the Avon Street area.

9. Next regular board meeting September 19, 2017

10. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Miller, the meeting was adjourned at 7:55pm

Respectfully submitted,

Bryan Hamil  
Secretary/Treasurer

July 2017 Balance Sheet		Jul 31, 17
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
10300 · Cash - VNB - 6409	48,349.54	
10500 · Capital One Business Savings	30,543.30	
Total Checking/Savings	78,892.84	
Accounts Receivable		
11000 · Accounts Receivable	-2,067.86	
Total Accounts Receivable	-2,067.86	
Other Current Assets		
12000 · Undeposited Funds	220.00	
Total Other Current Assets	220.00	
Total Current Assets	77,044.98	
<b>TOTAL ASSETS</b>	<b>77,044.98</b>	
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts Payable	-464.00	
Total Accounts Payable	-464.00	
Total Current Liabilities	-464.00	
Total Liabilities	-464.00	
Equity		
32000 · CAPITAL CONTRIBUTIONS	2,000.00	
3900 · Retained Earnings	45,259.80	
39996 · RETAINED EARNING	21,407.14	
Net Income	8,842.04	
Total Equity	77,508.98	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>77,044.98</b>	

July 2017 Budget vs Actual		Jan - Jul 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
Income					
41000 · ASSESSMENT INCOME	39,648.23	39,270.00	378.23	100.96%	
41500 · Fee Income	135.00				
43000 · INTEREST INCOME	70.74	87.50	-16.76	80.85%	
Total Income	39,853.97	39,357.50	496.47	101.26%	
Gross Profit					
	39,853.97	39,357.50	496.47	101.26%	
Expense					
51000 · ACCOUNTING FEES	1,642.50	2,450.00	-807.50	67.04%	
52000 · Liability, D&O, Bonding Ins	0.00	641.65	-641.65	0.0%	
53500 · LICENSES AND FEES	61.21	87.50	-26.29	69.95%	
54500 · MEETING EXPENSE	0.00	58.35	-58.35	0.0%	
55000 · OFFICE EXPENSE	84.05	116.65	-32.60	72.05%	
55005 · Association Events	230.19	583.35	-353.16	39.46%	
64500 · TRASH COLLECTION	11,245.50	11,245.50	0.00	100.0%	
75300 · LANDSCAPING - CONTRACT	14,973.00	14,973.00	0.00	100.0%	
75400 · LANDSCAPING - NON-CONTRACT	2,225.00	369.85	1,855.15	601.6%	
85500 · WEBSITE EXPENSE	550.48	105.00	445.48	524.27%	
Total Expense	31,011.93	30,630.85	381.08	101.24%	
Net Ordinary Income	8,842.04	8,726.65	115.39	101.32%	
Net Income	8,842.04	8,726.65	115.39	101.32%	

<b>July 2017 P&amp;L</b>	<b>Jan - Jul 17</b>
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	39,648.23
41500 · Fee Income	135.00
43000 · INTEREST INCOME	70.74
Total Income	<u>39,853.97</u>
Gross Profit	39,853.97
Expense	
51000 · ACCOUNTING FEES	1,642.50
53500 · LICENSES AND FEES	61.21
55000 · OFFICE EXPENSE	84.05
55005 · Association Events	230.19
64500 · TRASH COLLECTION	11,245.50
75300 · LANDSCAPING - CONTRACT	14,973.00
75400 · LANDSCAPING - NON-CONTRACT	2,225.00
85500 · WEBSITE EXPENSE	550.48
Total Expense	<u>31,011.93</u>
Net Ordinary Income	<u>8,842.04</u>
Net Income	<u>8,842.04</u>