

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

**Date and time: Thursday, September 15, 2016, 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  
Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive  
Diego Anderson, Director, 1872 Rhett Court  
Joe Cantu, Director, 1945 Ridgetop Drive  
Bryan Hamil, Director, 1230 Hatcher Court

Others present:

none

1. Welcome and introductions

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

2. Adoption of agenda

M. Peterson requested that the issue of painting street addresses on the curbs be added to the agenda.

On a motion by Mr. Peterson, seconded by Dr. Cantu, the agenda was adopted as revised.

3. Approval of minutes of the June 30, 2016, board meeting

Mr. Althoff noted that he was not shown as present in the listing of attendees.

On a motion by Mr. Miller, seconded by Dr. Cantu, the minutes of the June 30, 2016, board meeting were unanimously approved as revised.

4. Financial Statements

Mr. Peterson distributed copies of the August 31, 2016 financial statements (see attached).

On a motion by Mr. Miller, seconded by Dr. Cantu, it was unanimously voted to accept the August 31, 2016, financial statements.

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that the ARB approved a request to remove some dead and dying trees.

Mr. Miller also reported that through his participation on the Albemarle County 5<sup>th</sup> and Avon Community Advisory Committee he has come to understand that Albemarle County utilizes a priority-driven budget approach yet there is no connection between the capital, operations and school budgets which clearly impacts on long-range planning in the county.

With regard to road conditions on Singleton Lane and Old Lynchburg Road, Mr. Miller has spoken with VDOT engineers about the washouts at the intersection and he will also follow up on the poor asphalt patches made on Singleton Lane, but he is waiting until the Whittington work adjacent to Singleton Lane is completed.

b. Common Areas Committee

Mr. Anderson said that after much delay because of rainy weather and the need to resource another contractor to perform work, he is pleased to report the completion of the foot bridge repair work along our beautiful nature trail just off Hubbard Court. All the work was actually completed in August (please see attached photo).

Negotiations for the plantings to screen the CenturyLink equipment are continuing and he has received two proposals. CenturyLink provided \$3,600.00 for the screening project and so Mr. Anderson is working within that figure.

The issue of the maintenance or replacement of the entrance sign is still under study. Mr. Anderson reported at the previous board meeting that repainting the existing sign would cost \$4,000.00 and so the suggestion was made that perhaps the sign should be replaced with a maintenance-free monument-style sign. In any event, Mr. Anderson expressed concern that either or both of the projects—the screening of the CenturyLink equipment and the repair or replacement of the entrance sign—could spill over into next year and he pointed out it was necessary to have assurance the funds for these were budgeted. There was consensus that the funds for the CenturyLink screening were already earmarked and reserved, and that whatever funds would be necessary for the entrance sign would be drawn from the operating reserve, regardless if it occurred this year or next.

The issue of the dead tree on or near Mr. O'Connor's property that was discussed at the last meeting has apparently been resolved.

6. Adoption of the 2017 budget

Board members reviewed the budget projections for the remainder of the year, how these figures would translate into next year's revenues and expenses (see attached), and the proposals to renew the three-year contracts for trash collection and landscape maintenance. Again, it was agreed that the costs to screen the CenturyLink equipment and for the repair or replacement of the entrance sign would not be included in the operating budget but rather would be drawn from the operating reserve fund at the time these projects are actually undertaken.

On a motion by Dr. Cantu, seconded by Mr. Miller, it was unanimously voted to adopt the 2017 budget (see attached) with the quarterly dues remaining at \$110.00 and renewing the three-year contracts with LC Marshall & Sons Landscaping and Development, LLC, and County Waste.

7. Planning for the Annual Meeting and slate of 2017 officers and directors

The Annual Meeting is scheduled for the first Tuesday in December (the 6<sup>th</sup>), but Mr. Althoff has another obligation for that evening. There was consideration of changing the date but Mr. Peterson said that the first Tuesday in December was required. Mr. Miller indicated he could chair the meeting. (**Note: Mr. Peterson later reviewed the Amended Covenants and Restrictions and found no mention of the requirement for the specific date of the second Tuesday in December, so this would allow consideration of changing the date, which was subsequently changed to **Monday, December 12, 7:00 p.m.**). A meeting room in the 5<sup>th</sup> Street Albemarle County Office Building will be reserved if available. The business will consist of reports from the officers and committees and**

the election of directors and officers. There is one vacancy for the proposed slate and so an email will be sent to all homeowners soliciting their interest.

8. Painting street address numbers on the curbs

A company came through the neighborhood on the morning of Wednesday, September 14, and taped notices to the mailboxes stating that they would paint street address numbers on the curbs the following morning. An email was immediately sent out to all homeowners asking for everyone to hold off on their possible participation in this program and also asking for their feedback on the proposed painting of the curbs (please see attached for the responses received). A phone message was left with the painting contractor asking them to hold off.

On a motion by Mr. Peterson, seconded by Mr. Hamil, it was unanimously voted to immediately inform all homeowners and the painting contractor that the painting of addresses on the curbs in the Mosby Mountain subdivision is prohibited.

9. Comments on items not on the agenda.

Mr. Miller reported that he is following up with the engineer regarding the fire road connecting Whittington to Ridgetop Drive. Also, a trail has been proposed to be developed along the power line right-of-way.

Mr. Hamil will check with the county to get clarification on the Wintergreen Farm development plans.

10. Next regular board meeting

The next regular board meeting will be held in on Tuesday, October 18, 2016, at a location to be determined.

11. Adjournment

On a motion by Mr. Garland, seconded by Mr. Hamil, the meeting was adjourned at 8:11 p.m.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

## AUGUST 2016 - BUDGET VS ACTUAL

	Jan - Aug 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	39,752.36	39,270.00	482.36	101.23%
41500 · Fee Income	130.00			
43000 · INTEREST INCOME	80.90			
<b>Total Income</b>	<b>39,963.26</b>	<b>39,270.00</b>	<b>693.26</b>	<b>101.77%</b>
Gross Profit	39,963.26	39,270.00	693.26	101.77%
Expense				
51000 · ACCOUNTING FEES	1,730.14	3,150.00	-1,419.86	54.93%
52000 · Liability, D&O, Bonding Ins	0.00	666.68	-666.68	0.0%
53000 · LEGAL FEES	621.00			
53500 · LICENSES AND FEES	63.84	100.00	-36.16	63.84%
54500 · MEETING EXPENSE	0.00	333.32	-333.32	0.0%
55000 · OFFICE EXPENSE	0.00	333.32	-333.32	0.0%
55005 · Association Events	261.09	666.68	-405.59	39.16%
64500 · TRASH COLLECTION	12,138.00	12,138.00	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	14,376.00	17,748.68	-3,372.68	81.0%
75400 · LANDSCAPING - NON-CONTRACT	2,579.00			
83000 · MISC COMMON AREA IMPROVEMENTS	1,530.00			
85500 · WEBSITE EXPENSE	179.88	120.00	59.88	149.9%
<b>Total Expense</b>	<b>33,478.95</b>	<b>35,256.68</b>	<b>-1,777.73</b>	<b>94.96%</b>
Net Ordinary Income	6,484.31	4,013.32	2,470.99	161.57%
Net Income	6,484.31	4,013.32	2,470.99	161.57%

## AUGUST 2016 - P & L

	Aug 16
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	12.16
41500 · Fee Income	40.00
43000 · INTEREST INCOME	10.29
<b>Total Income</b>	<b>62.45</b>
Gross Profit	62.45
Expense	
64500 · TRASH COLLECTION	1,517.25
75300 · LANDSCAPING - CONTRACT	1,797.00
83000 · MISC COMMON AREA IMPROVEMENTS	1,530.00
<b>Total Expense</b>	<b>4,844.25</b>
Net Ordinary Income	-4,781.80
Net Income	-4,781.80

## AUGUST 2016 - BALANCE SHEET

	Aug 31, 16
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	49,773.88
10500 · Capital One Business Savings	30,432.03
<b>Total Checking/Savings</b>	<b>80,205.91</b>
Accounts Receivable	
11000 · Accounts Receivable	-4,041.13
<b>Total Accounts Receivable</b>	<b>-4,041.13</b>
<b>Total Current Assets</b>	<b>76,164.78</b>
<b>TOTAL ASSETS</b>	<b>76,164.78</b>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	1,555.00
<b>Total Accounts Payable</b>	<b>1,555.00</b>
<b>Total Current Liabilities</b>	<b>1,555.00</b>
<b>Total Liabilities</b>	<b>1,555.00</b>
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	44,718.33
39996 · RETAINED EARNING	21,407.14
<b>Net Income</b>	<b>6,484.31</b>
<b>Total Equity</b>	<b>74,609.78</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>76,164.78</b>

**Completed foot bridge**



MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- BUDGET 2017								
A	B	C	D	E	F	G	H	I
Categories	Code	14 Budget	14 Actual	15 Budget	15 Actual	16 Budget	16 Projected	17 Budget
Assessment Income	41000	\$ 57,596.00	\$ 57,551.00	\$ 57,596.00	\$ 57,686.32	\$ 52,360.00	\$ 52,360.36	\$ 52,360.00
Fee Income	41500		\$ 255.00		\$ 240.00		\$ 130.00	
Disclosure Packet	42000	\$ -	\$ -	\$ -	\$ 120.93	\$ -	\$ -	\$ -
Interest Income	43000	\$ -	\$ 120.44	\$ -		\$ -	\$ 130.90	\$ 150.00
Misc Income	44000	\$ -	\$ -	\$ -	\$ 25.00	\$ -	\$ -	\$ -
<b>Total Income</b>		<b>\$ 57,596.00</b>	<b>\$ 57,926.44</b>	<b>\$ 57,596.00</b>	<b>\$ 58,072.25</b>	<b>\$ 52,360.00</b>	<b>\$ 52,621.26</b>	<b>\$ 52,510.00</b>
Write Off (Bad Debt Expense)					7.77		0	
Accounting	51000	\$ 4,200.00	\$ 3,159.91	\$ 4,200.00	\$ 4,771.42	\$ 4,200.00	\$ 4,230.14	\$ 4,200.00
Bank Charges	51500		\$ 6.95		\$ 10.00		\$ -	
Liability, DBO, Bonding Ins/ins general 66350	52000	\$ 1,000.00	\$ 1,027.00	\$ 1,000.00	\$ 1,070.00	\$ 1,000.00	\$ 1,070.00	\$ 1,100.00
Legal	53000	\$ -	\$ 408.00	\$ -	\$ 412.00	\$ -	\$ 621.00	
Taxes and Licenses	53500	\$ 150.00	\$ 133.86	\$ 150.00	\$ 135.73	\$ 150.00	\$ 136.84	\$ 150.00
Meeting Expense	54500	\$ 100.00	\$ 200.00	\$ 100.00	\$ 100.00	\$ 500.00	\$ 100.00	\$ 100.00
Office Expense	55000	\$ 500.00	\$ 345.90	\$ 500.00	\$ 213.95	\$ 500.00	\$ 100.00	\$ 200.00
Website Expense	85500	\$ 180.00		\$ 180.00	\$ 179.88	\$ 180.00	\$ 179.88	\$ 180.00
Other Services	55500	\$ 200.00					\$ -	
Association events/activities 56200	55005	\$ 1,000.00	\$ 438.08	\$ 1,000.00	\$ 600.06	\$ 1,000.00	\$ 561.09	\$ 1,000.00
Memberships	54000	\$ 150.00					\$ -	
Miscellaneous expense	74200						\$ -	
Common area maintenance ("contract")*	75300	\$ 16,690.00	\$ 20,952.00	\$ 20,952.00	\$ 21,729.00	\$ 20,952.00	\$ 21,564.00	\$ 25,668.00
Misc Common Area Improvements	83000	\$ 5,000.00		\$ 11,307.00		\$ 4,171.00	\$ 1,530.00	
Landscaping - Noncontracting	75400		\$ 1,040.00		\$ 2,932.00	\$ 1,500.00	\$ 2,579.00	\$ 634.00
Drainage / fencing 75200-82250 maintenance	82000		\$ 480.00				\$ -	
Signage/Sign Maintenance	82500	\$ 500.00	\$ 85.00		\$ 138.53		\$ -	
Mailbox Maintenance	75800						\$ -	
Trash Collection	71450	\$ 22,880.00	\$ 16,689.75	\$ 18,207.00	\$ 18,232.00	\$ 18,207.00	\$ 18,207.00	\$ 19,278.00
Addition to reserve fund - see below	64500		0		0		\$ -	
Addition to operating reserve fund - see below	51700		0	\$ -	0	\$ -	\$ -	\$ -
Snow Removal			\$ -		\$ -		\$ -	
<b>Total Expense</b>		<b>\$ 52,550.00</b>	<b>\$ 44,966.45</b>	<b>\$ 57,596.00</b>	<b>\$ 50,532.34</b>	<b>\$ 52,360.00</b>	<b>\$ 50,878.95</b>	<b>\$ 52,510.00</b>
<b>Quarterly Dues</b>		<b>\$ 121.00</b>	<b>\$ 121.00</b>	<b>\$ 121.00</b>	<b>\$ 121.00</b>	<b>\$ 110.00</b>	<b>\$ 110.00</b>	<b>\$ 110.00</b>
Addition to special reserve fund		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Addition to operating reserve fund		\$ 5,046.00	\$ 12,959.99	\$ -	\$ 7,539.91	\$ -	\$ 1,742.31	\$ -
Other Income - CenturyLink			\$ 3,600.00					

## MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC.

### Reponses to September 14, 2016, email regarding the flyer that was distributed stating that a painting company would be coming through the neighborhood to paint address numbers on curbs

*Note: respondents' names and other identifying information have been deleted from the following listing except for responses numbers 1 and 2 because these incorporate substantive research results.*

1. From Ted Miller, Mosby Mountain Community Association Vice President and ARB Chair

A review of the ARB guidelines does not indicate any mention of curb numbering explicitly. The only mention of numbers as in relates to house number is in section 9.41 *Mailbox Maintenance and Replacement*.

The flyers infer that the company is providing some form of officially sanctioned service however a close read shows this not to be the case. I've seen this elsewhere and while it is not a scam per se, it is misleading. That said, the BoD will need to determine if this is something it wants to address (no pun intended) and if so on what grounds. My suggestion is that we consider this in terms of uniformity across the MMCA community.

2. From Stacey Diefenderfer, 2011 Ridgetop Drive:

I am not in favor of this effort at this time for several reasons:

I have a big problem with the misleading advertisement for the service. This service is not any sort of "Public Service" – it is a private, for-profit company soliciting business. The format of the flyer was such that both Brian and I read it through twice to be sure of exactly what service was being performed and at what cost. The use of the terms "Publin Service Notice" and "Public Service Agent" in particular imply that this is something sanctioned or supported by a locality. That is false advertising.

The City has sent out notice (via @CvilleCityHall on Twitter) that "We are aware of fliers being distributed advertising address number painting on curbs – not permitted in the City. Please ignore such fliers" As our roads are a part of the VDOT system, VDOT should be contacted to assess if such painting is allowable.

In addition, we don't have curbs throughout the community. Several streets do not have gutter pans – where would the addresses be painted for those locations? If the neighborhood wants to promote a level of consistency, this would not be in accordance with that effort. In addition, considering that our community has rolltop curbs, which do not have the flat vertical face, the paint treatment is much more likely to be worn away by vehicles parking at the curb – which leads to a maintenance requirement, and additional monetary impact.

I looked up the company on the Better Business Bureau website. They are not a BBB member. There are no records of customer complaints or other issues. The company address is listed as an apartment in Midlothian. To me, that is not exactly promising.

Finally, I looked up the company on Facebook. Quite frankly, I was shocked at the company responses to comments on the business page. Even if the company disagrees with a comment, there should not be condescension and rudeness on such a site. The unprofessionalism exhibited there thoroughly convinced me that this company is not a professional service provider.

Thanks for the opportunity to provide input.

3. Seems pretty random. My vote is not to let this company make a decision for our neighborhood and then charge us for it. It would be like me saying I will be charging everyone for a nutrition consult whether they have asked for one or not. Weird and unnecessary. My two cents!

4. Unless the addresses are too ugly, as an older man I am in favor of anything that would help first responders find me quickly.

5. Can you please explain where these addresses would be painted? Thank you

We would prefer not to have the addresses painted on our curb. We have a street sign at the beginning of our street and the house number is located on our mailbox. In the event that we must have the numbers painted in addition to having them on our mail box, the cost should come out of the homeowners association dues and should not raise our dues in the future. We do not feel this will look very nice for the type of neighborhood in which we live. Thank you for considering this response to your e-mail.

7. How can a company just show up and start painting? Has this ever been discussed by board? If this company is doing this on their own without every discussing with owner and wouldn't use them.

8. We have address on mail box. That should be enough. Curb addresses are tracy.

9. I do not think there's any need to paint the addresses on the curbs. They are already exposed on our mailboxes.
10. I would not be in favor of painting addresses on curbs.
11. First I am hearing of this... At the owner's expense? Why is this being done? Is this a mandate? Do homeowner's not have a say? Again first learning of it. I prefer not to incur this expense... Not sure why it is necessary....
12. I do not like it at all. I think it would look tacky ( to be honest)
13. Could you clarify if this is mandatory or some private company is trying to score a business? The email below is a little confusing....
14. I may be wrong but I remember reading somewhere that the police did not recommend this. Something that should be checked before this is done. Ridiculous....send a notice that this will be done and guess what you'll be charged after the fact. Not happy.
15. Don't want it, don't need it, no legitimate purpose, and certainly don't want to pay for something that is completely unnecessary.  
Aren't the curbs part of the easement and therefore owned by the county? I wonder if this group has cleared this with the county. Bad idea. We're voting no.
16. We went to great lengths to bring all our mail boxes up to an attractive, common standard, including the brass address numbers. Curb painting would be redundant; cost of \$15 to be paid by residents, when boxes were paid by refund to homeowners. Unless all do this, our community image would lose the conformity that appeals. Vote NO.
17. I personally don't want or need my house address painted on the curb and certainly don't want it done without my prior input and at my expense. Please reflect that sentiment and objection at the meeting.
18. Thanks for the email. I won't be able to make the meeting tomorrow, but I do have concerns doing business with this company. If the committee decides that it would be in our best interests to have numbers painted on our curbs, I would prefer to not give money to a company that tries to strong-arm its potential clients and engages in deceiving marketing tactics (like the company that posted the orange handouts).
19. There was no mention of this project in the last couple meeting minutes. I don't remember seeing an email either. Did the board initiate/promote this project? The notice says participation in this project is optional. No one is required to have the work done. Aren't the curbs State/VDOT property? Does the HOA or homeowner have the right to alter their curbs?
20. My wife and I recommend AGAINST this action of the curbside address painting, at this time. We believe the mailboxes are sufficient for address indication, the curb identification with numbers would detract from the character of the neighborhood, and finally that such actions are an unnecessary additional expense for many of us who live on either fixed or smaller variable working incomes.
21. I think our vote is that the numbers on mailboxes are visible and nice enough. I would just as well prefer to leave it at that.
22. This is excerpted from a reply from a 30-year emergency responder: everything is off GPS. I doubt many of us would think to look down at the curb for a house number.

This notice was found taped to Mosby residents' mailboxes on the morning of Wednesday, September 14. The company was called that afternoon in an attempt to tell them to hold off until the board could consider the appropriateness of their proposal, but no one answered the phone and so a message was left.

## Public Service Notice

Reflective curb addresses will be painted and repainted Over old and existing curb addresses in your neighborhood starting tomorrow. We will be using an Industrial reflective coating that makes the curb address extraordinarily visible in the dark and under emergency lighting conditions. Studies have shown that homes with reflective curb addresses, applied in a consistent location give the neighborhood a more organized, protected, and well-kept look. In an emergency situation, EMS and Law enforcement agencies will be able to accurately locate your home, which is essential since seconds save lives! To have your home included, simply print your name address and phone number in the blanks below. Then tape this completed notice securely onto either your front door or garage door where it is easily visible from the street. Please do this before 8:00a.m. tomorrow and leave the notice taped there until the notice is picked up. Only after the Public Service Agent has applied the reflective curb address, will they leave a notice for payment of \$15.00.

NOTE: In the event of inclement weather, painting will be delayed until weather permits.

Check this box to have the American flag logo applied to the right hand corner of your curb address for an additional \$5.00.



New this Year

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Contact us at: [HomeIDUSA@gmail.com](mailto:HomeIDUSA@gmail.com)

Call if you missed us: 804-840-2387



PayPal

Like us on Facebook  
[www.facebook.com/homeidusa](http://www.facebook.com/homeidusa)

**Note:** in accordance with the board's action on September 15 disallowing the painting of curb addresses, and email was sent to the company the next day (on September 16):

*"HomeIDUSA:*

*I am writing to you at the direction of the board of directors of the Mosby Mountain Community Association, Inc., which voted unanimously that the painting of addresses on the curbs in the Mosby Mountain subdivision is prohibited. All homeowners have also been notified of this decision.*

*Thank you for your cooperation in this matter."*

The company responded immediately:

*"I am sry (sic) to report we already serviced customers at that location... thanks for your inquiry have a great year"*