

Mosby Mountain Community Association
MEETING OF THE BOARD OF DIRECTORS
Special Board Meeting

Date and time: Tuesday, September 30, 2014, 7:00 pm

Meeting location: South Ridge Christian Fellowship Church (formerly the Berean Baptist Church), 1284 Sunset Avenue Extended, Charlottesville, VA

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, Director, 1872 Rhett Court
John Garland, 1365 Singleton lane

Others Present:

Sixteen other members present

From Riverbend Development:

Alan Taylor, President
Scott Collins, Civil Engineer

Background notes: Over the summer, some members of the Mosby Mountain Community Association became aware of the development of 80 homes on the Wintergreen property (off of Sunset Avenue Extended) that would border the northern boundaries of Mosby Mountain with a connection to Hatcher Court and a possible connection to Ambrose Commons Drive. As board members were in the process of gathering more specific information from Albemarle County officials, the board was contacted by Alan Taylor of Riverbend Development requesting a meeting with the board to discuss their plans. This special meeting was scheduled to meet with the developers and to discuss their plans.

1. Welcome and introductions

Mr. Miller called the meeting to order at 7:10 pm. and welcomed Alan Taylor and Scott Collins. He also thanked Pastor James Repp for allowing us the use of the meeting space.

2. Presentation from representatives of Riverbend Development regarding their plans for the development of Wintergreen subdivision.

Riverbend Development has decided to eliminate the connection to Hatcher Court which had been included in earlier versions of the subdivision layout (see attached). The only connection now will be to Ambrose Commons at or near the intersection with Ridgetop Drive. Mr. Peña asked that landscaping barriers/screening be planted along the East side of Pfister Drive (which would back up to the properties on Rhett Court) and they

responded that they would and they also would consider the use of landscape berms. Dr. James Stone described the importance of installing a stop sign on the new road for Phase III of the development.

The Albemarle County Service Authority has requested Wintergreen to tie into the Mosby sewer line so that the sewage pump station in Redfields could be eliminated. This would necessitate the granting of a sewer easement from Mosby to allow Wintergreen a sanitary tie-in. As these plans firm up, more specifics will be presented to the Mosby board.

3. Next board meeting

The next regular board meeting will be held on Tuesday, October 21, 2014, 7:00 p.m. at the home of Ilse and Vic Peña, 1869 Rhett Court.

4. Adjournment

The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

James R. Peterson





WINTERGREEN FARM

ALBEMARLE COUNTY, VIRGINIA
SITE PLAN SP.01, SCALE: 1" = 120'
SEPTEMBER 30, 2014

