**Mosby Mountain Community Association**

# MEETING OF THE BOARD OF DIRECTORS- Final

**Date and time: Monday, May 14, 2012 6:30 pm**

**Meeting location: home of Cynthia Murray, 1342 Singleton Lane**

Board members present:

Dave Cain, President, 1730 Mattox Court

Cynthia Murray, Vice President, 1342 Singleton Lane

Matthew Althoff, Secretary/Treasurer, 1372 Singleton Lane

Kelly Jackson, Director, 1147 Turnstone Drive

Gretchen Montgomery, Director, 1216 Hatcher Court

Preston Miller, Director, 1390 Singleton Lane

Others Present

Jamie Shim, 1141 Turnstone Drive

Sue Waters, 1383 Singleton Lane

Shawn Brydge, 1659 Hubbard Court

1. Welcome and introduction

Mr. Cain called the meeting to order at 6:35 pm.

1. Adoption of agenda

On a motion by Mr. Miller seconded by Mr. Brydge the agenda was adopted.

1. Items from Mosby Mountain guests

One guest wanted to share their concern over a barking dog in the neighborhood and what can be done about it. This complaint with this homeowner has been happening very frequently. Mr. Cain stated that he will send out a letter about the issue to the person of concern letting them know there is an issue with their dog.

Another neighbor brought up a concern over another barking dog and a fence that they believe wasn’t installed with proper architectural review board (ARB) approval. The ARB is drafting a letter to send to the homeowner about this concern as well.

1. Approval of March board meeting minutes

On a motion by Mrs. Montgomery seconded by Mrs. Jackson the minutes of the   
March 12, 2012 board meeting were approved.

1. Financial statements

Mr. Althoff distributed copies of the April 30, 2012 budget report and balance sheet (see attachment). The cash balance in the operating fund was $27,638.83 and the reserve balance is $26,604.41.

On a motion by Mrs. Montgomery seconded by Mrs. Murray the financial statements were approved as distributed.

Mr. Althoff also reported that we filed warrants of debt against two past due homeowners for not paying their 1st quarter dues in accordance with the board approved collections policy. Both have since paid but one was only after a court date was issued.

Mr. Althoff also stated there are 12 homeowners who haven’t paid their 2nd quarter dues for 2012 as well.

1. Common Area Committee report

Mr. Miller stated that he met with LC Marshall over the erosion the occurring in the mulch beds located on Ambrose Commons. LC Marshall recommends that we get the drainage fixed to prevent more erosion of the mulch and so that we don’t lose any of the plants in those beds. Mr. Miller presented a quote from Digs Inc to fix the beds on Ambrose Commons at a cost of $5970.00.

Mr. Miller also stated the CAC would like to install some plantings along beds on Ambrose Commons to block the view of the gravel pathway by the pump house. Mr. Miller didn’t have a quote on this project yet.

The board asked the CAC to come back to the July board meeting with two additional quotes for the drainage repair along Ambrose commons as well as a prioritized list of other landscaping improvements they wanted to make this year.

1. Architectural Review board report

Mr. Klee was unable to attend the meeting but Mr. Brydge filled in for the ARB report.

On a motion by Mr. Brydge seconded by Mrs. Montgomery Jamie Shim was added to the ARB committee.

On a motion by Mr. Brydge seconded by Mrs. Murray Sue Waters was added to the ARB committee.

On a motion by Mr. Brydge seconded by Mr. Althoff Cyril Connaughton was removed from the ARB committee.

Mr. Brydge stated that the ARB was looking into the enforcement procedures for the covenants and restrictions and what legal authority they have to begin to enforce them. Mr. Cain stated that he has spent some time investigating this with other HOA’s around the area and reported that no one else has a current policy to review. Mr. Cain is going to continue to look into the matter to come up some policy and procedures.

It was also discussed among the board that we might need to make some changes to the current covenants and restrictions as that we don’t follow some of them.

1. Community Relations committee report

Mrs. Montgomery reported that we had around 20 kids participate in the Easter Egg hunt and that the feedback received from people attending was positive. They community relations committee is looking to do it again next year as well.

Mrs. Montgomery also reported that the annual community yard sale was held on May 5.

1. Neighborhood Watch committee report

Mrs. Jackson reported that she has met with Officer Knight and received a safety brochure that she thought would be helpful for neighbors. Mr. Cain is going to distribute it to the members via email.

Mrs. Jackson said the police can’t enforce the speeding in the neighborhood as there aren’t adequate speed limit signs in the neighborhood. In order for them to enforce it we would have to get VDOT to install signs in the neighborhood. The board asked Mrs. Jackson to look into how many signs and what the requirements would be in order for the police to patrol the speeding in the neighborhood and report back.

1. Items not on the agenda.

Mrs. Murray reported back to the board as she was asked at the March meeting to touch base with a legal colleague to ascertain how much it would cost for their firm to review our covenants and give us an analysis of what enforcement powers the Board has.

Mrs. Murray reported back on the issue, as her colleague, Donna DeLoria reviewed the covenants and By-Laws (free of charge as a professional courtesy) and provided her firm's rate to address the board with her findings.  The estimate is for 3-4 hours of their time should we choose to contract their services at the $190/hr rate.

No action at the meeting was taken on this matter.

1. Adjournment

The meeting was adjourned at 8:45 pm by Mr. Cain. The next meeting will be held Monday, July 9 at the home of Dave Cain, 1730 Mattox Court at 6:30 pm.

Respectfully submitted,

Matthew Althoff

Secretary/Treasurer



