

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

**Date and time: Tuesday, June 20, 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  
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. Anderson, 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. Garland, seconded by Mr. Miller, the minutes of the April 18, 2017 board meeting were unanimously approved as distributed.

4. Financial statements

Mr. Hamil was not present but sent financial statements via email (see attached). On a motion by Mr. Cantu, seconded by Mr. Miller, it was unanimously voted to accept the March 31, 2017 financial statements

5. Committee reports

a. Architectural Review Board

Mr. Miller reported that since the last meeting there has been 3 disclosure packets requested for sales in the neighborhood.

b. Common Areas Committee

Mr. Anderson reported that he had discussions with Luke Marshall moving forward about storing mulch on roadways for an extended time that communication should happen in advance.

Mr. Anderson reported that Common Areas Committee has not met yet but they will be in the future to discuss the replacement of the entrance signs and that is still an action item on their agenda.

c. Community Relations Committee

Mr. Garland reported that the Mosby Mountain Movie Night will be moved to Saturday, July 22, 2017 and the movie shown will be Sing. Kona Ice will be present from 7:30pm till 8:30pm with the movie starting around 8:30pm.

6. Comments on items not on the agenda

Mr. Althoff reported to the board that in August at the next board of directors' meeting that he would like to plan for the 2018 budget as well as discuss board of director vacancies.

Mr. Miller reported that the home owner's association should watch local rules as they apply to Airbnb rentals moving forward as legislation is being discussed on how localities can regulate them.

7. Next regular board meeting August 15, 2017

8. Adjournment

On a motion by Mr. Miller, seconded by Mr. Garland, the meeting was adjourned at 7:35pm

Respectfully submitted,

Matthew Althoff  
MMCA President

Mosby Mountain Community Association, Inc. – June 20, 2017, Board Meeting

May 2017 Balance Sheet		May 31, 17
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
10300 - Cash - VNB - 6409		51,403.47
10500 - Capital One Business Savings		30,522.93
Total Checking/Savings		81,926.40
Accounts Receivable		
11000 - Accounts Receivable		-6,814.80
Total Accounts Receivable		-6,814.80
Total Current Assets		75,111.60
<b>TOTAL ASSETS</b>		<b>75,111.60</b>
<b>LIABILITIES &amp; EQUITY</b>		
Equity		
32000 - CAPITAL CONTRIBUTIONS		2,000.00
3900 - Retained Earnings		45,259.80
39996 - RETAINED EARNING		21,407.14
Net Income		6,444.66
Total Equity		75,111.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>75,111.60</b>

May 2017 P&L		Jan - May 17
<b>Ordinary Income/Expense</b>		
Income		
41000 - ASSESSMENT INCOME		26,883.17
41500 - Fee Income		120.00
43000 - INTEREST INCOME		50.37
Total Income		27,053.54
Gross Profit		27,053.54
Expense		
51000 - ACCOUNTING FEES		1,012.50
53500 - LICENSES AND FEES		36.21
55000 - OFFICE EXPENSE		47.79
55005 - Association Events		31.00
64500 - TRASH COLLECTION		8,032.50
75300 - LANDSCAPING - CONTRACT		10,695.00
75400 - LANDSCAPING - NON-CONTRACT		550.00
85500 - WEBSITE EXPENSE		203.88
Total Expense		20,608.88
Net Ordinary Income		6,444.66
Net Income		6,444.66

May 2017 Budget vs Actual				
	Jan - May 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
41000 - ASSESSMENT INCOME	26,883.17	26,180.00	703.17	102.69%
41500 - Fee Income	120.00			
43000 - INTEREST INCOME	50.37	62.50	-12.13	80.59%
Total Income	27,053.54	26,242.50	811.04	103.09%
Gross Profit	27,053.54	26,242.50	811.04	103.09%
Expense				
51000 - ACCOUNTING FEES	1,012.50	1,750.00	-737.50	57.86%
52000 - Liability, D&O, Bonding Ins	0.00	458.31	-458.31	0.0%
53500 - LICENSES AND FEES	36.21	62.50	-26.29	57.94%
54500 - MEETING EXPENSE	0.00	41.69	-41.69	0.0%
55000 - OFFICE EXPENSE	47.79	83.31	-35.52	57.36%
55005 - Association Events	31.00	416.69	-385.69	7.44%
64500 - TRASH COLLECTION	8,032.50	8,032.50	0.00	100.0%
75300 - LANDSCAPING - CONTRACT	10,695.00	10,695.00	0.00	100.0%
75400 - LANDSCAPING - NON-CONTRACT	550.00	264.19	285.81	208.18%
85500 - WEBSITE EXPENSE	203.88	75.00	128.88	271.84%
Total Expense	20,608.88	21,879.19	-1,270.31	94.19%
Net Ordinary Income	6,444.66	4,363.31	2,081.35	147.7%
Net Income	6,444.66	4,363.31	2,081.35	147.7%