

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

Date and time: Wednesday, February 21, 2018, 7:15 pm

Meeting location: home of Jim and Marsha Peterson, 1969 Ridgetop Drive, Charlottesville VA

Board members present:

Jim Peterson, President, 1696 Ridgetop Drive
Joe Cantu, Vice President, 1945 Ridgetop Drive
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Ted Miller, Director, 1437 Singleton Lane
Carol Price, Director, 1146 Turnstone Drive
George Urban, Director, 1236 Hatcher Court
Ryan Liverman, Director, 1647 Hubbard Court

Others present:

Preston Miller, 1390 Singleton Lane
Diego Anderson, 1872 Rhett Court
Vic Pena, 1869 Rhett Court

1. Welcome and introductions

President Jim Peterson called the meeting to order at 7:18pm.

2. Approval of the January 21, 2018, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Cantu, seconded by Mr. Liverman, the minutes of the January 21st, 2018, board meeting were unanimously approved as distributed.

3. Review and adoption of proposal for replacement entrance signs at Ambrose Commons Drive and Singleton Lane (see background information attached).

Mr. Liverman presented a summary of the proposal for replacing the signs on Ambrose Commons and Singleton Lane. In the course of the following discussion, the board came to a consensus on the following points:

- County permits will be handled by the hired company doing the sign work.
- Necessary grading/landscaping of the sign locations to be estimated and done ahead of installation (includes review and possible removal of retention wall on Ambrose Commons site).
- Landscaping costs not included in sign proposal and accepted as an additional un-budgeted cost.
- Evaluate light on Ambrose. Consider relocating wiring, light and possibly power box as needed.
- The small sign on Singleton, closest to Old Lynchburg, will be taken down.

Mr. Liverman will coordinate with the necessary vendors and MMCA members on the points above as needed.

After further discussion on the design and sizing of the new signs, the following motion was made by Mr. Cantu, seconded by Ms. Price:

- The new sign on Ambrose Commons will be large (6' wide)
- The new sign on Singleton Lane will be smaller (4' wide)
- The lettering used will be all white
- The sign background will be a single solid blue color, with no logo.

The board voted and unanimously approved this motion based on the design presented (see attached).

4. Adjournment

On a motion by Mr. Cantu, seconded by Mr. Hamil, the meeting was adjourned at 8:13pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

Background: The entrance signs at Ambrose Commons Drive and Singleton Lane were installed by the developer when the development of the Mosby Mountain subdivision was underway. The signs are constructed of composite materials and painted. In past years, as the signs began to deteriorate, work crews comprised of volunteer homeowners would scrape and repaint the signs. It became evident that a more lasting solution would be required. Board member Diego Anderson conducted research over a two-year period to identify possible options and to solicit proposals in order to either rehabilitate the existing signs or to install new wooden or stone signs. As was reported at the Annual Meeting in December 2016, the best proposals received would cost \$4,000 to renovate and paint the existing signs, \$10,474 to replace the wooden signs, or \$46,400 for low/no maintenance stone signs. Mr. Anderson continued to seek more satisfactory proposals. At the September 2017 board meeting, the board adopted the budget for 2018 and included \$18,000 for entrance sign replacement. The \$18,000 would be drawn from the Association's operating reserve and so no additional dues would be needed to fund the project. The budget, including the sign project, was reported to the membership in September 2017 and then again at the Annual Meeting in December 2017. The consensus was that stone signs would be the more responsible approach in order to eliminate ongoing maintenance problems for future years. Board member Ryan Liverman continued the process of soliciting proposals for the construction of stone signs and has received a very attractive proposal that is within the approved budget—including permitting for the new signs and demolition and removal of the old signs. The purpose of the special called board meeting will be review the proposal for final action

OPTION A
72" X 48"
ROUTED HDU SIGN
S/F



CAROUSEL
SIGNS & DESIGNS

PROJECT: **MOSBY MOUNTAIN**

JOB: **20492**

SALESPERSON: **TC**

DATE: **2/12/18 RI**

SCALE: **3/4"=1'**

CLIENT:

DESIGNER: **JB**

This drawing must be approved and signed by the customer before production can begin. Any changes made after the drawing has been approved will be done at the customers expense.

2312 COMMERCE CENTER DR, STE B, ROCKVILLE, VA 23146

WWW.CAROUSELSIGNS.COM

p 804.620.3200

SIGNATURE:

This drawing was created and copyrighted by Carousel Signs & Designs. It may not be used or reproduced in part or whole without the written consent of Carousel Signs & Designs.

PAGE 1 OF 1