

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

Date and time: Tuesday, March 5, 2019, 7:00 pm

Meeting location: home of Carol and Richard Price, 1146 Turnstone Dr, Charlottesville VA

Board members present:

Jim Peterson, President, 1696 Ridgetop Drive
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Ken Garrison, 1371 Singleton Lane
Carol W. Price, Director, 1146 Turnstone Drive
George Urban, Director, 1236 Hatcher Court
Ryan Liverman, Director, 1647 Hubbard Court

Others present:

None

1. Welcome and introductions

President Jim Peterson called the meeting to order at 7:05pm.

2. Adoption of agenda

Mr. Peterson requested one agenda item addition, Visit to 1378 Singleton Property (item 7).
On a motion by Mr. Urban, seconded by Mr. Hamil, the agenda was adopted with the above change.

3. Approval of the January 15, 2019, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Urban, seconded by Mr. Hamil, the minutes of the January 15, 2019, board meeting were unanimously approved as distributed.

4. Treasurer's Report: Financial statements

Mr. Hamil distributed copies of the January 2019 financial statements (see attached). On a motion by Mrs. Price, seconded by Mr. Liverman, it was unanimously voted to accept the January 2019 financial statements.

5. Committee reports

a. Architectural Review Board

Mr. Garrison reported 1 request for tree removal on member's property.

b. Common Area Committee

Mr. Liverman reported that landscaping items are being done under the current contract: pruning, leaf removal, spring aeration and restaking trees by the main entrance on Ambrose Commons.

c. Community Relations Committee

Mr. Urban reported that yard sale and related summer event details will be provided at the next regular board meeting.

6. Review of Southwood Neighborhood Rezoning Summary

Mr. Urban reported that he was attempting to track down Albemarle county re-zoning meetings, but as of yet no dates were posted or public hearings set.

Mr. Hamil reported that he received no responses from the email sent to all members. Some board members had been approached in person with general questions but nothing specific to report or act upon at this time.

After discussions, the board agreed on the following set of action items:

- Follow-up our email with a post on the MMCA Facebook page, informally soliciting any input or feedback from members (Mr. Urban).
- Generate list of requests the board feels would benefit our members while minimizing impact/cost to any development plans or requirements, thus making them more likely to be accepted by Habitat and/or Albemarle County (Mr. Garrison).
- Share the above list with members and solicit new ideas along with re-summarizing the status of this development (Mr. Hamil).

7. Visit to 1378 Singleton Property

Flooding concerns were raised to the President, ARB Chair and Common Area Chair, who all visited the property and met with the owner. Recommendations were given to the owner to contact a local landscaping company for a professional assessment regarding any drainage concerns.

8. Comments on items not on the agenda

Mr. Garrison asked about any responses for basement/crawl space contractors. Mr. Hamil reported that no responses have been received.

9. Next regular board meeting will be held on Tuesday, May 21, 2019 at 7:00pm.

Meeting location TBD.

10. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Peterson, the meeting was adjourned at 8:02pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

January 2019 Balance Sheet	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	30,644.37
10500 · Capital One Business Saving	30,727.27
Total Checking/Savings	61,371.64
Accounts Receivable	
11000 · Accounts Receivable	-7,669.23
Total Accounts Receivable	-7,669.23
Total Current Assets	53,702.41
TOTAL ASSETS	53,702.41
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	18,236.60
39996 · RETAINED EARNING	21,407.14
Net Income	12,058.67
Total Equity	53,702.41
TOTAL LIABILITIES & EQUITY	53,702.41

January 2019 P&L	Jan 19
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	16,384.00
43000 · INTEREST INCOME	10.42
Total Income	16,394.42
Gross Profit	
	16,394.42
Expense	
64500 · TRASH COLLECTION	2,196.75
75300 · LANDSCAPING - CONTRACT	2,139.00
Total Expense	4,335.75
Net Ordinary Income	12,058.67
Net Income	12,058.67

January 2019 Budget vs Actual	Jan 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	16,384.00	15,232.00	1,152.00	107.56%
43000 · INTEREST INCOME	10.42			
Total Income	16,394.42	15,232.00	1,162.42	107.63%
Gross Profit				
	16,394.42	15,232.00	1,162.42	107.63%
Expense				
51000 · ACCOUNTING FEES	0.00	283.37	-283.37	0.0%
52000 · Liability, D&O, Bonding Ins	0.00	91.63	-91.63	0.0%
53500 · LICENSES AND FEES	0.00	12.50	-12.50	0.0%
54500 · MEETING EXPENSE	0.00	8.37	-8.37	0.0%
55000 · OFFICE EXPENSE	0.00	16.63	-16.63	0.0%
55005 · Association Events	0.00	62.50	-62.50	0.0%
64500 · TRASH COLLECTION	2,196.75	2,196.75	0.00	100.0%
75300 · LANDSCAPING - CONTRACT	2,139.00	2,139.00	0.00	100.0%
75400 · LANDSCAPING - NON-CONTRACT	0.00	250.00	-250.00	0.0%
Total Expense	4,335.75	5,060.75	-725.00	85.67%
Net Ordinary Income	12,058.67	10,171.25	1,887.42	118.56%
Net Income	12,058.67	10,171.25	1,887.42	118.56%