

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

**Date and time: Tuesday, May 21, 2019, 7:00 pm**

**Meeting location: home of Jim and Marsha Peterson, 1969 Ridgetop Dr, 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  
Ken Garrison, 1371 Singleton Lane  
George Urban, Director, 1236 Hatcher Court  
Ryan Liverman, Director, 1647 Hubbard Court

Others present:

Dave Martin, 1854 Rhett Court  
Bela Giese, 1414 Singleton Lane

1. Welcome and introductions

President Jim Peterson called the meeting to order at 7:00pm.

2. Adoption of agenda

On a motion by Mr. Garrison, seconded by Mr. Cantu, the agenda was adopted as distributed.

3. Approval of the March 5, 2019, board meeting minutes (posted on the mosbymountain.org website)

Mr. Peterson raised a correction to the minutes, asking to add for item 7. Visit to 1378 Singleton Property that Common Area Chair Ryan Liverman also was in attendance in meeting with the property owner.

On a motion by Mr. Urban, seconded by Mr. Garrison, the minutes of the March 5, 2019, board meeting were unanimously approved with the above correction made.

4. Treasurer's Report: Financial statements

Mr. Hamil distributed copies of the April 2019 financial statements (see attached). On a motion by Mr. Urban, seconded by Mr. Garrison, it was unanimously voted to accept the April 2019 financial statements.

5. Committee reports

a. Architectural Review Board

Mr. Garrison reported 0 requests made since the last board meeting.

Mr. Dave Martin raised concerns regarding weed and debris encroachment onto his property from the adjoining neighbor's property. The property is currently rented out and there is a complicating issue of using herbicides and the waterway and runoff which prohibit some actions. The board agreed that a courtesy letter be sent to the property owner by the ARB Chair listing the current ARB guidelines being violated and requesting action to address the issues.

Mr. Garrison, with the board's agreement, will send a courtesy letter to the home on Hatcher court also listing ARB violations and requesting action to address the issues.

Mr. Garrison reported that after additional review, the neighboring property to 1378 Singleton had received ARB approval for the retaining wall and the contracting firm built the wall per county standards. Any issues appear to be outside of the scope of the ARB guidelines as they are not caused by any violations. The board discussed and agreed to continue to wait for the 1378 Singleton property owner's follow-up with a contractor or landscaper. No further action needed by the board or ARB at this time.

b. Common Area Committee

Mr. Liverman reported he is pricing out bids for tree removal & replacement along Ridgetop and Singleton. Bids being received from Luke as well as Snows.

Mr. Liverman provided insight and details regarding the recent accident at the Ambrose Commons entrance. The truck knocked out the one small holly tree but did no other damage. Mr. Liverman will review with the committee to confirm the desired approach for addressing the missing tree.

Mr. Liverman will continue soliciting bids for our landscaping contract to review at the next board meeting.

Mrs. Bela Giese raised the question about setting up dog waste stations. This had been originally considered before but decided against for logistical reasons. Mr. Dave Martin offered to set a station on his own property at the corner of Rhett and Ambrose. The board appreciated and accepted Mr. Martin's offer to see how this is received and used in the neighborhood.

c. Community Relations Committee

Mr. Urban reported that yard sale is scheduled for June and email notifications will be sent to all members. Bulk trash will be planned for the week after the yard sale.

6. Southwood- last submittal

Mr. Urban and Mr. Garrison reviewed the outcome of meeting with County Planning officials and the current status regarding the rezoning proposal. The Planning Commission would be holding a public meeting to discuss the rezoning proposal on June 4<sup>th</sup>.

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

- Mr. Urban to draft a formal letter raising our concerns to the County Planning Commissioners and Board of Supervisors on behalf of the MMCA board and members.
- Mr. Hamil to share the letter, contact information and details of the Planning Commission meeting with all members.
- Mr. Urban to post all information on the MMCA Facebook page.

7. Efforts to access Ting fiber internet in Mosby

Mr. Urban reported receiving requests from members for the board to facilitate getting Ting fiber internet available in Mosby Mountain. Mr. Urban will reach out to Ting for options and requirements to bring them to Mosby.

8. Comments on items no on the agenda

None.

9. Next regular board meeting will be held on Tuesday, July 16, 2019 at 7:00pm.

Meeting location TBD.

10. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Cantu, the meeting was adjourned at 8:26pm.

Respectfully submitted,

Bryan A. Hamil  
Secretary/Treasurer

April 2019 YTD P&L	Jan - Apr 19
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	31,007.93
41500 · Fee Income	60.00
43000 · INTEREST INCOME	40.34
Total Income	31,108.27
Gross Profit	31,108.27
Expense	
51000 · ACCOUNTING FEES	2,151.17
55000 · OFFICE EXPENSE	66.00
64500 · TRASH COLLECTION	8,449.00
75300 · LANDSCAPING - CONTRACT	8,716.00
Total Expense	19,382.17
Net Ordinary Income	11,726.10
Net Income	11,726.10

April 2019 YTD Balance Sheet	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	23,131.25
10500 · Capital One Business Savings	30,757.19
Total Checking/Savings	53,888.44
Accounts Receivable	
11000 · Accounts Receivable	-1,324.11
Total Accounts Receivable	-1,324.11
Total Current Assets	52,564.33
TOTAL ASSETS	52,564.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-805.51
Total Accounts Payable	-805.51
Total Current Liabilities	-805.51
Total Liabilities	-805.51
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	18,236.60
39996 · RETAINED EARNING	21,407.14
Net Income	11,726.10
Total Equity	53,369.84
TOTAL LIABILITIES & EQUITY	52,564.33

April 2019 Budget vs Actual	Jan - Apr 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	31,007.93	30,464.00	543.93	101.79%
41500 · Fee Income	60.00			
43000 · INTEREST INCOME	40.34			
Total Income	31,108.27	30,464.00	644.27	102.12%
Gross Profit	31,108.27	30,464.00	644.27	102.12%
Expense				
51000 · ACCOUNTING FEES	2,151.17	1,133.36	1,017.81	189.81%
52000 · Liability, D&O, Bonding Ins	0.00	366.64	-366.64	0.0%
53500 · LICENSES AND FEES	0.00	50.00	-50.00	0.0%
54500 · MEETING EXPENSE	0.00	33.36	-33.36	0.0%
55000 · OFFICE EXPENSE	66.00	66.64	-0.64	99.04%
55005 · Association Events	0.00	250.00	-250.00	0.0%
64500 · TRASH COLLECTION	8,449.00	8,787.00	-338.00	96.15%
75300 · LANDSCAPING - CONTRACT	8,716.00	8,556.00	160.00	101.87%
75400 · LANDSCAPING - NON-CONTRACT	0.00	1,000.00	-1,000.00	0.0%
Total Expense	19,382.17	20,243.00	-860.83	95.75%
Net Ordinary Income	11,726.10	10,221.00	1,505.10	114.73%
Net Income	11,726.10	10,221.00	1,505.10	114.73%