

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

**Date and time: Tuesday, July 16, 2019, 7:00 pm**

**Meeting location: home of Bryan and Susan Hamil, 1230 Hatcher Court, 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  
Carol Price, 1146 Turnstone Drive  
Ryan Liverman, Director, 1647 Hubbard Court

Others present:

Cynthia Stubits, 1927 Ridgetop Drive  
Nancy Falk, 1371 Singleton Lane  
Rohit Malhotra, 1623 Hubbard Court

1. Welcome and introductions

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

2. Adoption of agenda

On a motion by Mr. Hamil, 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)

On a motion by Mr. Cantu, seconded by Mr. Hamil, the minutes of the May 21, 2019, board meeting were unanimously approved.

4. Southwood rezoning

Special guests: Don Franco, PE, Roudabush, Gale & Assoc., Inc, who is now taking the lead on the Southwood Rezoning Application. Dan Rosensweig, President & CEO of Habitat for Humanity of Greater Charlottesville.

Mr. Peterson reiterated our desire to support the overall plan and intentions for Habitat's development of low income housing.

Mr. Franco reviewed the current design plans for Phase 1 based on feedback from both the County Planning Commission as well as feedback previously received from the MMCA.

Mr. Peterson opened the floor for general discussion and questions among all present. After general discussion and questions completed, Mr. Peterson closed the floor for general discussion. Mr. Franco and Mr. Rosensweig departed with the Board's thanks and appreciation for their participation in the meeting.

After additional discussion, the Board agreed to send a final letter to the Albemarle Planning Commission and Board of Supervisors reiterating the following points:

- Endorse the recommendation of Commissioner Firehock to limit building height to 2 stories.
- Consider berms/vegetation to increase the buffer so new buildings would be setback more than 30' off Old Lynchburg.
- Concerns on the supporting infrastructure for the added density, both for traffic and schools.

5. Treasurer's Report:

a. Financial statements

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

b. Establish schedule and assign tasks for preparation of the 2020 budget

Mr. Hamil will create a draft budget and send to all board members for review. Mr. Liverman will send the new landscaping contract costs based on the proposed contract from our current vendor.

6. Committee reports

a. Architectural Review Board

Mr. Garrison reported that weed and debris management has been successfully addressed between home owners on Rhett Court. The home on Hatcher Court is also responding to our request for ARB compliance.

Mr. Garrison reported one landscaping/fencing request was submitted and approved.

b. Common Area Committee

Mr. Liverman has received bids for our landscaping contract. He will send that to the board for review of the terms and the work covered.

Mr. Liverman reported that he is planning to address tree plantings in the fall.

c. Community Relations Committee

Mr. Urban reported that we will not have a movie night this summer. He will consider having a fall movie night instead when it is dark earlier.

7. Comments on items not on the agenda

None.

8. Next regular board meeting will be held on Tuesday, September 17, 2019 at 7:00pm.

Meeting location TBD.

9. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Cantu, the meeting was adjourned at 8:54pm.

Respectfully submitted,

Bryan A. Hamil  
Secretary/Treasurer

June 2019 YTD P&L		Jan - Jun 19	June 2019 YTD Balance Sheet		Jun 30, 19
Ordinary Income/Expense			ASSETS		
Income			Current Assets		
41000 · ASSESSMENT INCOME	31,036.11		Checking/Savings		
41500 · Fee Income	90.00		10300 · Cash - VNB - 6409	23,119.42	
43000 · INTEREST INCOME	60.87		10500 · Capital One Business Savings	30,777.72	
Total Income	31,186.98		Total Checking/Savings	53,897.14	
Gross Profit	31,186.98		Accounts Receivable		
Expense			11000 · Accounts Receivable	-9,445.86	
Write Off (Bad Debt Expense)	3.00		Total Accounts Receivable	-9,445.86	
51000 · ACCOUNTING FEES	2,900.44		Total Current Assets	44,451.28	
53000 · LEGAL FEES	-320.00		TOTAL ASSETS	44,451.28	
55000 · OFFICE EXPENSE	128.50		LIABILITIES & EQUITY		
55005 · Association Events	35.00		Liabilities		
64500 · TRASH COLLECTION	12,673.50		Current Liabilities		
75100 · ENTRANCE & GATE EQUIPMENT	667.49		Accounts Payable		
75300 · LANDSCAPING - CONTRACT	13,244.00		20000 · Accounts Payable	1,087.50	
75400 · LANDSCAPING - NON-CONTRACT	100.00		Total Accounts Payable	1,087.50	
75800 · Signage/Sign Maintenance	35.01		Total Current Liabilities	1,087.50	
Total Expense	29,466.94		Total Liabilities	1,087.50	
Net Ordinary Income	1,720.04		Equity		
Net Income	1,720.04		32000 · CAPITAL CONTRIBUTIONS	2,000.00	
			3900 · Retained Earnings	18,236.60	
			39996 · RETAINED EARNING	21,407.14	
			Net Income	1,720.04	
			Total Equity	43,363.78	
			TOTAL LIABILITIES & EQUITY	44,451.28	

June 2019 YTD Budget vs Actual	Jan - Jun 19	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	31,036.11	30,464.00	572.11	101.88%
41500 · Fee Income	90.00			
43000 · INTEREST INCOME	60.87			
Total Income	31,186.98	30,464.00	722.98	102.37%
Gross Profit	31,186.98	30,464.00	722.98	102.37%
Expense				
Write Off (Bad Debt Expense)	3.00			
51000 · ACCOUNTING FEES	2,900.44	1,700.02	1,200.42	170.61%
52000 · Liability, D&O, Bonding Ins	0.00	549.98	-549.98	0.0%
53000 · LEGAL FEES	-320.00			
53500 · LICENSES AND FEES	0.00	75.00	-75.00	0.0%
54500 · MEETING EXPENSE	0.00	50.02	-50.02	0.0%
55000 · OFFICE EXPENSE	128.50	99.98	28.52	128.53%
55005 · Association Events	35.00	375.00	-340.00	9.33%
64500 · TRASH COLLECTION	12,673.50	13,180.50	-507.00	96.15%
75100 · ENTRANCE & GATE EQUIPMENT	667.49			
75300 · LANDSCAPING - CONTRACT	13,244.00	12,834.00	410.00	103.2%
75400 · LANDSCAPING - NON-CONTRACT	100.00	1,500.00	-1,400.00	6.67%
75800 · Signage/Sign Maintenance	35.01			
Total Expense	29,466.94	30,364.50	-897.56	97.04%
Net Ordinary Income	1,720.04	99.50	1,620.54	1,728.68%
Net Income	1,720.04	99.50	1,620.54	1,728.68%