

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

Date and time: Tuesday, January 21, 2020, 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
Ryan Liverman, Vice President, 1647 Hubbard Court
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Ken Garrison, 1371 Singleton Lane
Carol Price, Director, 1146 Turnstone Drive
George Urban, Director, 1236 Hatcher Court

Others present:

Drew Price, 1401 Singleton Lane
Steve Wasserman, 1414 Singleton Lane

1. Welcome and introductions

President Jim Peterson called the meeting to order at 7:03pm.

2. Adoption of agenda

On a motion by Mr. Liverman, seconded by Mr. Hamil, the agenda was adopted as distributed.

3. Approval of the September 17, 2019, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mrs. Price, seconded by Mr. Garrison, the minutes of the September 17, 2019, board meeting minutes were unanimously approved.

4. Treasurer's Report: Financial statements

Mr. Hamil reported that year end reports were not provided to date by Robinson, Farmer & Cox due to the peak tax season. The report would be forwarded via email to board members upon receipt.

5. Committee reports

- a. Architectural Review Board, including adoption of guidelines for the installation of solar panels (draft emailed to all members on December 19, 2019)

Mr. Garrison reported 2 disclosure packers and 2 other ARB requests made in since the last board meeting.

Mr. Peterson then opened the floor for discussion on the solar panel guidelines.

Mr. Hamil reported receipt of 3 email responses, 1 in favor but removing guidelines regarding the front of the house, 1 request to require additional screening for any glares and one response clarifying review by LEAP for compliance with local regulations and reasonableness.

Mr. Urban reported on the notion of reasonableness as based on Virginia code.

The question was raised on keeping the guideline regarding the installation on the front of the house. Various board members reported direct feedback wanting that kept in place while others were asking to remove it. The sentiment was that the guidelines were in-line with HOA policies and not in conflict with current covenants and restrictions. The guidelines provide flexibility for ARB review and approval on a case-by-case basis for installation on the front of any home.

On a motion by Mr. Liverman, seconded by Mr. Garrison, the board voted 5 – 1 in favor of approving and adopting the ARB guidelines for installation of solar panels as written and distributed to members.

- b. Common Area Committee

Mr. Liverman reported he is reviewing issues regarding car damage that appears to be on private property related to the recent snow fall. .

Mr. Garrison reports he has seen a tree that fell across the common areas trail. Mr. Liverman will follow-up to address that.

- c. Community Relations Committee

Mr. Urban reported the committee plans on the Movie Night, Yard Sale and Halloween events in 2020. Mr. Urban asked for any new event ideas to be submitted to the committee. The idea was submitted to host a block party due to the amount of new owners. Mr. Urban to follow-up on that.

6. Update on Southwood development

Mr. Hamil reported on a meeting with Rush Otis the current plans for development. The development for market rate apartments south of Hickory still planned, timeline likely early to late 2021. Local residents focused on planning for new neighborhood area of mixed-income units where their first group would move to once completed, timeline late 2021 or into 2022. Plot north of Hickory to be low-income apartments, coordinating the Piedmont Housing Alliance to get applicable government funding, timeline 2022.

7. Dog waste stations

Mr. Peterson opened the floor for discussions, and the board unanimously agreed that providing dog waste stations will not help and the decision to not pursue this further.

8. Comments on items no on the agenda

None.

9. Next regular board meeting will be held on Tuesday, March 17, 2020 at 7:00pm.

Meeting location TBD.

10. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Urban, the meeting was adjourned at 8:19pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer