

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

Date and time: Tuesday, May 19, 2020, 7:00 pm

Meeting location: Remotely over the internet via the Zoom meeting platform

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
Noor Us Sabah, Director, 1860 Rhett Court
George Urban, Director, 1236 Hatcher Court

Others present:

Andres Pacheco, 1557 Ambrose Commons
Steve Wasserman, 1414 Singleton Lane
Debbie Minacarelli and Preston Miller, 1390 Singleton
Matt Althoff, 1372 Singleton Lane
Metecivelek, 1425 Singleton Lane
Donnie and Gina Mitchell, 1242 Hatcher Court
Diego Anderson, 1872 Rhett Court

1. Welcome and introductions

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

2. Adoption of agenda

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

3. Approval of the January 21, 2020, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Urban, seconded by Mrs. Price, the minutes of the January 21, 2020, board meeting minutes were unanimously approved.

4. Treasurer's Report: Financial statements

Mr. Hamil verbally reported on the April 2020 financial statements, which were not distributed to board members due to technical limitations on the Zoom meeting. The reports are provided below.

5. Committee reports

a. Architectural Review Board

Mr. Garrison reported 8 ARB requests made year to date, nothing unusual or special to report on.

b. Common Area Committee

Mr. Liverman reported the trails have been cleaned up and that all normal maintenance is underway.

c. Community Relations Committee

Mr. Urban reported he continues to follow up with County Waste for a large item removal date. Due to the current COVID-19 situation all other community activities are on hold.

6. Fiber Internet

Mr. Diego Anderson spoke regarding the option of Lumos Networks as another option from Ting for neighborhood fiber internet. A prior survey had been sent to all homeowners previously but with little response. Mr. Urban agreed to take point on drafting a new survey with more details on costs and coverage options and work with Mr. Hamil to send this survey out to all homeowners again.

7. Connectivity of Mosby hiking trails with those of adjacent neighborhoods

Mr. Peterson opened the floor for discussion.

Mr. Liverman commented that there were no plans to connect trails between Ridgetop and Singleton. Mr. Liverman offered to follow-up with impact homes along that trail to gauge any interest for future work.

Mr. Miller believes that there is a bridge built by Whittington that lies on MMCA property, along a trail that now connects Mosby to Whittington. The board agreed that a follow-up meeting should be scheduled to review the trail layout and bridge location to then determine next steps.

8. Status and provisions of easement along Ridgetop with Mountain Valley Farm owners

Mr. Peterson confirmed that a 50' landscape easement does exist and that is the only easement.

9. Comments on items not on the agenda.

None.

10. Next regular board meeting, Tuesday July 21, place to be determined.

11. Adjournment

Mr. Peterson adjourned the meeting at 8:05pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

April 2020 YTD Balance Sheet Apr 30, 20

ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	36,251.15
10500 · Capital One Business Savings	30,859.92
Total Checking/Savings	<u>67,111.07</u>
Accounts Receivable	
11000 · Accounts Receivable	-7,650.89
Total Accounts Receivable	<u>-7,650.89</u>
Total Current Assets	<u>59,460.18</u>
TOTAL ASSETS	<u><u>59,460.18</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,431.25
Total Accounts Payable	<u>4,431.25</u>
Total Current Liabilities	<u>4,431.25</u>
Total Liabilities	<u>4,431.25</u>
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	19,069.15
39996 · RETAINED EARNING	21,407.14
Net Income	12,552.64
Total Equity	<u>55,028.93</u>
TOTAL LIABILITIES & EQUITY	<u><u>59,460.18</u></u>

April 2020 YTD P&L	Jan - Apr 20
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	32,076.86
41500 · Fee Income	65.00
43000 · INTEREST INCOME	20.19
Total Income	<u>32,162.05</u>
Gross Profit	
	32,162.05
Expense	
Write Off (Bad Debt Expense)	8.01
51000 · ACCOUNTING FEES	1,276.30
55000 · OFFICE EXPENSE	0.00
64500 · TRASH COLLECTION	8,449.00
66900 · Reconciliation Discrepancies	0.10
75300 · LANDSCAPING - CONTRACT	9,276.00
75400 · LANDSCAPING - NON-CONTRACT	600.00
Total Expense	<u>19,609.41</u>
Net Ordinary Income	<u>12,552.64</u>
Net Income	<u>12,552.64</u>

April 2020 Budget vs Actual

	Jan - Apr 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	32,076.86	31,654.00	422.86	101.34%
41500 · Fee Income	65.00	33.36	31.64	194.84%
43000 · INTEREST INCOME	20.19	33.36	-13.17	60.52%
Total Income	<u>32,162.05</u>	<u>31,720.72</u>	441.33	101.39%
Gross Profit	32,162.05	31,720.72	441.33	101.39%
Expense				
Write Off (Bad Debt Expense)	8.01			
51000 · ACCOUNTING FEES	1,276.30	1,800.00	-523.70	70.91%
53500 · LICENSES AND FEES	0.00	23.36	-23.36	0.0%
55000 · OFFICE EXPENSE	0.00	125.00	-125.00	0.0%
55005 · Association Events	0.00	216.64	-216.64	0.0%
64500 · TRASH COLLECTION	8,449.00	8,787.00	-338.00	96.15%
66900 · Reconciliation Discrepancies	0.10			
75300 · LANDSCAPING - CONTRACT	9,276.00	9,289.36	-13.36	99.86%
75400 · LANDSCAPING - NON-CONTRACT	600.00	1,233.36	-633.36	48.65%
Total Expense	<u>19,609.41</u>	<u>21,474.72</u>	-1,865.31	91.31%
Net Ordinary Income	<u>12,552.64</u>	<u>10,246.00</u>	2,306.64	122.51%
Net Income	12,552.64	10,246.00	2,306.64	122.51%