

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

Date and time: Monday, July 13, 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:

Beverly Glascock, 1347 Singleton Lane
Steve Wasserman, 1414 Singleton Lane
Debbie Minacarelli and Preston Miller, 1390 Singleton
Matt Althoff, 1372 Singleton Lane
Metecivelek, 1425 Singleton Lane
Sarah Dalrymple, 1975 Ridgetop Drive
Diego Anderson, 1872 Rhett Court
David DeGeorge, 1629 Hubbard Court
Barbara Strain, 1635 Hubbard Court
Wesley Harrison, 1857 Rhett Court
Greg Sharrow, 1341 Singleton Lane
Rohit Malhotra, 1623 Hubbard Court
Richard and Susan Heffner, 1731 Mattox Court
Chris Boggs, 1671 Hubbard Court
John Glenn, 1330 Singleton Lane

1. Welcome and introductions

President Jim Peterson called the meeting to order at 7:02pm.

2. Approval of the May 19, 2020, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Liverman, seconded by Mr. Garrison, the minutes of the May 19, 2020, board meeting minutes were unanimously approved.

3. Fiber Internet: discussion and possible action to schedule a meeting of the membership for the purposes of:
 - a. amending the Covenants and Restrictions (Article VI, Section 2, "Services. The Association shall be authorized but not required, except as specified in Section 3 of this Article, to provide the following services:") to include the provision of Internet as an authorized service; and
 - b. to seek approval of the membership for a dues increase in the amount of \$45.00 per month (\$135.00 per quarter) for the pass-through cost of providing 1,000 Mbps fiber Internet service to every home in Mosby Mountain, the increase to take at such time as the service is operational.

Board members will first report on the community survey recently completed, as well as other factors relating to the provision of Internet service and the steps required if the plan is to move forward. Other members of the community participating in the Zoom meeting will then be welcome to share their views followed by possible action by the board.

Mr. Peterson introduced the agenda item, clarified this is just to approve moving ahead with a full member meeting. Any members wishing to speak would be given 3 minutes each to share their thoughts/opinions.

Mr. Urban reported that we received 78% response rate to our survey showing a high level of engagement. Of all responses, 91.4% were in favor with 71.4% in strongly in favor. There was 1 survey response and one email response opposed (see attached).

Mr. Urban shared that specific questions asked in the survey will be followed up direct with Ting to ensure proper technical answers, and the majority of questions revolved around logistics. This includes how customer services will be run (each home can contact Ting, and does not have to run through HOA). Also, all Ting customer support is local.

Mr. Peterson then reported that had met with Ting to demo how cables would be laid out in the VDOT right-of-way and then how those would be run up to each home. Full neighborhood installation in Dunlora, Belvedere, Fontana and Highlands had all completed within a few months. Guarantee of 5 years at \$45 a month, after 5 years we can break it down and go house-by-house or renew full contract. Should Ting service end, other fiber carriers can come in and re-use the lines to continue providing fiber internet service.

Mr. Peterson opened up the floor to all members for questions and comments (see attached).

Mr. Peterson then closed the floor for questions and discussion.

On a motion by Mr. Liverman, seconded by Mrs. Price, the board unanimously approved the following:

To proceed with calling a special meeting of the members for the purpose of amending our Covenants & Restrictions to account for providing internet service; to also increase membership dues to cover the base internet service of \$45 per month per home plus applicable fees and taxes but not to exceed a total of \$50 per month per home. This motion also includes authorization for all relevant actions and costs, which the board will incur, to proceed with the meeting and potential Covenants & Restrictions amendment.

Mr. Peterson stated the special meeting of the members would be held on Thursday, July 30th in order to adhere to the 14 day notice required to all members.

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

5. Adjournment

On a motion by Mr. Peterson, seconded by Mr. Liverman, the meeting was adjourned at 7:49pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

Can Ting customize the fiber installation at each home?

- Ting emphasized they can install in each home on an individual basis to ensure proper installation based on homeowner desire/need.

What happens when 5 years end?

– Working with Ting to finalize the termination/renewal details of the contract, but have collective bargaining ability and historical cost trend for internet has gone down. Also, fiber internet cables are state-of-the-art and not proprietary so other providers could be solicited to use the fiber and replace Ting if we desire.

What is the timeline if we approve this?

– From the time we sign the contract with Ting, their indication is 3 – 4 months for all homes to be complete. Could be subject to change if other neighborhoods or bulk contracts are signed between now and then.

When would we start paying for services?

– Ting stated we would not start paying until all 119 homes are setup and running.

How do we handle unsatisfactory internet performance during the 5 years?

– Individual homes can work with Ting as needed.

Concerns with Ting upholding their installation and service promises?

– We've solicited feedback from Redfields, Belvedere, Fry's Spring and homes in the city that have Ting and all feedback has been positive.

How will information be disseminated to members?

– Answers to questions from the survey are going to be shared directly to the respondents but also a new FAQ to be shared with all members.

MOSBY MOUNTAIN COMMUNITY ASSOCIATION HOMEOWNER SURVEY RESULTS

- **93 responses** received from 119 units
 - ✓ **Over 78% response rate** is exceptional
 - 30% considered average for an email survey
 - 50% considered excellent for any survey
 - ✓ High level of engagement demonstrates importance of issue
- Overwhelmingly positive support for the proposal
 - ✓ **91.4%** strongly or generally **In Favor** (83 responses)
 - **77.4% Strongly** In Favor (70 responses)
 - 14.0% Generally In Favor (13 responses)
 - ✓ Of the remaining responses, only 1 was strongly opposed
 - 3% Generally Concerned
 - 2% Do Not Feel Strongly Either Way
 - 1% No Computer
 - 1% Unlikely
 - 1% Strongly Opposed
 - ✓ In addition 1 email response was sent as opposed