

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

Date and time: Tuesday, July 21, 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
Noor Us Sabah, Director, 1860 Rhett Court
George Urban, Director, 1236 Hatcher Court

Others present:

Steve Wasserman, 1414 Singleton Lane
Debbie Minacarelli and Preston Miller, 1390 Singleton
Sarah Dalrymple, 1975 Ridgetop Drive
John Glenn, 1330 Singleton Lane
Gina Mitchell, 1242 Hatcher Court
Chris and Sarah Boggs, 1671 Hubbard Court
Wesley Harrison, 1857 Rhett Court
Sherry Cooper, Ting Representative

1. Welcome and introductions

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

2. Adoption of agenda

Mr. Peterson requested that the agenda be modified to have the "July 30, 2020 Special Meeting of the Membership" agenda item moved right after the "Approval of the Approval of the July 13th, 2020 special board meeting minutes".

On a motion by Mr. Liverman, seconded by Mr. Garrison, the agenda was adopted with the above modification.

3. Approval of the July 13, 2020, special board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Urban, seconded by Mr. Liverman, the minutes of the July 13, 2020, special board meeting minutes were unanimously approved.

4. July 30, 2020, Special Meeting of the Membership

Mr. Peterson welcomed Ms. Sherry Cooper to our board meeting as our Ting Representative. Ms. Cooper introduced herself as the Ting Strategic Account Representative working with Mosby Mountain and stated she was happy to field any questions from members present.

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

5. Treasurer's Report: Financial statements

Mr. Hamil reported on the June 2020 financial statements (see attached). Upon receiving no questions or comments, the board accepted the report as given.

6. Committee reports

a. Architectural Review Board

Mr. Garrison reported 6 ARB requests have come through and all been approved and 2 HOA disclosure packet requests.

b. Common Area Committee

Mr. Liverman reported that all normal maintenance is proceeding as expected. He reported that one item for possible 2021 budget consideration is the repairing of the rocks used to handle water run-off. The rocks are sliding down and the tarps/wrap underneath are wearing down. Materials are inexpensive but labor is costly. Mr. Liverman will evaluate options as part of 2021 budget needs for Common Areas.

Mr. Liverman and other board members reviewed a concern regarding an ad-hoc trail created between Oak Hill and Hatcher Ct that runs over private homeowner property. Mr. Liverman is reviewing options for creating a trail to direct foot traffic and limit impact to the private owner's property. He will solicit estimates and work with the owner on any options.

Mr. Liverman confirmed that trails have been cleared through our common areas. He asked if anyone has concerns to please report those to him. Mr. Liverman will work with Mr. Peterson to put together an updated trail map to then publish on our site and share with all members.

c. Community Relations Committee

Mr. Urban reported the full focus has been on the survey and coordinating responses with Ting. He did report that bulk trash pick-up day happened as planned.

Mr. Urban stated a request was received about doing the community yard sale this year. After some discussion the board agreed that we should not sponsor any neighborhood events that could possibly go against social distancing or conflict with rules on public gatherings. The community yard sale will be tabled until next year.

7. Planning for December 1, 2020, Annual Meeting of the Membership including budget planning and seeking nominations for officers and directors

Mr. Peterson reported out on the next steps required to prepare the 2021 budget and the annual meeting of the members. Mr. Peterson asked that the board work with Mr. Hamil to review any contracts and costs expected for 2021 to prepare a preliminary budget.

There will be a need to find at least 1 new volunteer to serve on the board as Mr. Hamil's term ends in 2020 and he must come off the board for 1 year. The board will then need to consider the election of new officers for 2021.

8. Comments on items not on the agenda

Ms. Boggs raised the question on the naming of Mosby Mountain and ties to the Civil War confederacy. After discussion there was board consensus for Mr. Liverman to share something informally on the Mosby FaceBook page to gauge interest/solicit feedback, and then add to the September meeting agenda to enable discussion ahead of the annual member meeting.

Ms Minacarelli asked about the process for reducing HOA dues if, after 5 years, the board decides not to renew a bulk contract with Ting. Mr. Peterson clarified the board can and should reduce dues if costs go down and that would not require a vote of the members to do so.

9. Next regular board meeting, Tuesday, September 15, place to be determined..

10. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Urban, the meet adjourned at 8:22pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

Can Jim Peterson walk us through the installation demo that was given at his house?

- 3 representatives showed and talked through how a main cable would be laid through the neighborhood using the VDOT right-of-way, then a line from the main cable would be run underground and around the house to get access into the house (following same path the current Comcast line runs). The fiber line end point would be in a closet right inside the home. The fiber wires can't be fished through internal walls but the end point would be in the same location as his current cable setup is now. Ting uses a special machine to run the wire/pipe from the main line to each home.

Contract states internal wire to only be run 12 inches into the home, is that accurate?

- No, that's incorrect. The bulk agreement contract sent to us is meant for condo units/hotels...the paragraph of only providing a 12 inch line inside the home can be removed. They will bring the fiber wire into the home where the owner needs that. Ting will modify the contract for us.

Can renewal and cost options be put into the current contract?

- Generally the 5 year Ting bulk contract is a set term contract. It's then up to the HOA to renegotiate with Ting for revised costs/terms for any extension at that point. Ting cannot add expected costs or capped amounts on fees for the next term after the original 5 years. If the bulk contract is not renewed after 5 years, then each home owner could take over at an individual rate if they want to keep Ting fiber service. In Ms. Cooper's experience of 17 years she has seen that either price goes down or internet service goes up/improves (this notion was supported by others based on their own experiences as well). The distribution system is owned by Ting...if Ting goes out of business then most likely that network/equipment would be sold to another vendor.

Can we get confirmation on the service cost and if there are any taxes or fees?

- No government state or federal taxes or fees on internet service. The fee would be set based on what we see in the contract at \$45/month. Obviously if governments do apply those in the future, that would have to be considered in the costs but would also impact all internet providers and not just Ting customers.

Can Mosby have a dedicated technician available during and immediately after installations?

- Customer support is 24/7 to help clients after the install and with any setup concerns. 24/7 support is connecting to a live and local support analyst. Support during installation would a technician at the home setting up the line, customer support would be available for after installation support needs.

Can individual owners call Ting for support?

- Each homeowner can call Ting directly as an active customer and would not need to depend on the HOA for help.

Fiber wire cannot be fished through internal walls?

- Ting will not fish the wire through internal walls as part of the installation. If wiring needs to be fished, that would require an additional cost by the homeowner to do that work. Perhaps Ting technicians could do this (at the extra cost) and if not then the owner would have to get private electrician to come in.

Can the fiber wire be run under driveways?

- Ting can run the line under a driveway. They have special equipment that runs the line under the driveway with minimal impact.

Point of Clarification from Ms. Cooper: Fiber wire doesn't have to come in the same way as other utilities and cable lines. Those lines have to be grounded to power while fiber doesn't. So if the home office is on the 2nd floor, then fiber could be run around to the backside of the house to support access to a 2nd floor office and not have to run through the way cable/phone lines are. Also, once the Ting modem/router is setup, Ethernet lines could then be fished through internal walls if desired as those are easier to fish through than a fiber cable.

How custom can each install be since we have 119 homes?

- Installation would be coordinated with each homeowner before any digging or install happens. It would be discussed together between each owner and Ting technicians to confirm where the lines can be run to try best accommodate each home owner. This is done before any line gets run to the home or digging would start.

How weather resistant is the fiber cable when it has to be run along a home's exterior, and what is the diameter of the cable?

- Fiber lines are coated/treated to withstand elements quite well. It is also similar in diameter to a cable modem wire.

Can Ting help offer input on bundling options, or un-bundling from other providers?

- Customer service at Ting are very knowledgeable on this front and can be a good resource to help each owner with options to replace other services using fiber internet. Ms. Cooper, for example, uses Hulu Live at \$55/month to replace her former cable television service.

Ting will include the modem and router (or modem/router combo) as part of the agreement?

- Ting will provide optical network terminal (ONT) that is the modem that the fiber cable plugs into. Ting will also provide a ZyXel router that provides the Ethernet access and wireless access. To leverage the full 1000 Mbps speed users will need a hard line Ethernet connection to the router. Wireless signal runs about on average 400-500 Mbps. Homes can use their own router off the ONT if they want and not use the Ting router.

Can Ting provide support for wifi extenders or how to best leverage a home's existing router/network?

- Ting tech support has a very solid understanding of network extension options. During each install they can also help review the best options for setting up the ONT/Router somewhere more central in your home for better access.

June 2020 P&L	Jan - Jun 20
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	32,090.55
41500 · Fee Income	125.00
43000 · INTEREST INCOME	61.28
Total Income	32,276.83
Gross Profit	32,276.83
Expense	
Write Off (Bad Debt Expense)	8.01
51000 · ACCOUNTING FEES	2,256.00
55000 · OFFICE EXPENSE	5.50
64500 · TRASH COLLECTION	12,673.50
66900 · Reconciliation Discrepancie	0.10
75300 · LANDSCAPING - CONTRACT	13,914.00
75400 · LANDSCAPING - NON-CONTRACT	1,025.00
Total Expense	29,882.11
Net Ordinary Income	2,394.72
Net Income	2,394.72

June 2020 Balance Sheet	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	24,567.93
10500 · Capital One Business Sa	30,901.01
Total Checking/Savings	55,468.94
Accounts Receivable	
11000 · Accounts Receivable	-9,612.73
Total Accounts Receivable	-9,612.73
Total Current Assets	45,856.21
TOTAL ASSETS	45,856.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	985.20
Total Accounts Payable	985.20
Total Current Liabilities	985.20
Total Liabilities	985.20
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	19,069.15
39996 · RETAINED EARNING	21,407.14
Net Income	2,394.72
Total Equity	44,871.01
TOTAL LIABILITIES & EQUITY	45,856.21

June 2020 Budget vs Actual	Jan - Jun 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	32,090.55	31,654.00	436.55	101.38%
41500 · Fee Income	125.00	50.02	74.98	249.9%
43000 · INTEREST INCOME	61.28	50.02	11.26	122.51%
Total Income	32,276.83	31,754.04	522.79	101.65%
Gross Profit	32,276.83	31,754.04	522.79	101.65%
Expense				
Write Off (Bad Debt Expense)	8.01			
51000 · ACCOUNTING FEES	2,256.00	1,800.00	456.00	125.33%
53500 · LICENSES AND FEES	0.00	35.02	-35.02	0.0%
55000 · OFFICE EXPENSE	5.50	125.00	-119.50	4.4%
55005 · Association Events	0.00	324.98	-324.98	0.0%
64500 · TRASH COLLECTION	12,673.50	13,180.50	-507.00	96.15%
66900 · Reconciliation Discrepancies	0.10			
75300 · LANDSCAPING - CONTRACT	13,914.00	13,934.02	-20.02	99.86%
75400 · LANDSCAPING - NON-CONTRACT	1,025.00	1,850.02	-825.02	55.41%
Total Expense	29,882.11	31,249.54	-1,367.43	95.62%
Net Ordinary Income	2,394.72	504.50	1,890.22	474.67%
Net Income	2,394.72	504.50	1,890.22	474.67%