

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

Date and time: Tuesday, September 15, 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
Carol Price, 1146 Turnstone Drive
George Urban, Director, 1236 Hatcher Court

Others present:

Steve Wasserman, 1999 Ridgetop Drive
Debbie Minacarelli and Preston Miller, 1390 Singleton
David DeGeorge, 1629 Hubbard Court
Alan Strain, 1635 Hubbard Court
Donnie Mitchell, 1242 Hatcher Court
Sarah Boggs, 1671 Hubbard Court
John Kingery, 1359 Singleton Lane
John and Debbie Desmond, 1736 Mattox Court
Debbie Kamienski, 1664 Hubbard Court
Eloise Sharp, 1659 Hubbard Court
David Schlesinger, 1437 Singleton Lane
Rohit Malhotra, 1623 Hubbard Court
Jeremy Drumheller, 1665 Hubbard Court
Matt Althoff, 1372 Singleton Lane

1. Welcome and introductions

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

2. Adoption of agenda

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

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

On a motion by Mr. Peterson, seconded by Mr. Hamil, the minutes of the July 21, 2020, board meeting minutes were unanimously approved.

4. Treasurer's Report and adoption of the 2021 budget

Mr. Hamil reported on the August 2020 financial statements (see attached). Mr. Liverman requested an update on the landscape non-contract line item. Upon receiving no further questions or comments, the board accepted the report as given.

Mr. Hamil reported on the proposed 2021 budget (see attached). Mr. Hamil shared that the hourly rate being charged by RFC for accounting services will increase in 2021 but all other expense items would remain flat from the approved 2020 budget. Mr. Hamil also reported that our trash contract expires in March of 2021 but does contain an evergreen clause to auto-renew annually.

Mr. Hamil stated that to maintain a balanced budget, HOA dues would need to increase from \$133/quarter/home to \$135/quarter/home (excluding possible dues increase related to Ting internet service).

On a motion from Mr. Urban, seconded by Mr. Garrison, the board unanimously approved the 2021 budget as presented with an increase of dues to \$135 per quarter per home (excluding possible dues increase related to Ting internet service).

5. Committee reports

a. Architectural Review Board

Mr. Garrison reported 6 ARB requests have come through, 4 have been approved and 2 are pending review. Mr. Garrison presented one ARB request for landscaping and signs to be posted at the end of Hatcher Ct. Mr. Garrison opened the floor for discussion. After discussion with the homeowner and board, it was agreed the proposal would continue with ARB review for approval, granting an exception on signs and landscaping in the front yard. Signs would be approved as long as they are consistent with other postings around the community, blending with the area and not to drastically stand out. As the signs and landscaping work is on private property the homeowner would cover the costs.

Mr. Garrison also reported one home was reported for maintenance concerns and is being addressed by the owner.

b. Common Area Committee

Mr. Liverman reported that Luke Marshall is leveraging Tru Green to address the weed and overgrowth in the common areas. He reported that the erosion of the water run-off along Ambrose and Singleton is being reviewed and he is soliciting quotes to address it. He will also evaluate the landscaping around the signs on Singleton and Ambrose to address concerns raised, specifically around the Singleton sign.

Mr. Liverman confirmed that dead trees reported along Singleton are on Whittington property. He stated all other trees and plantings continue to be evaluated for health and upkeep.

c. Community Relations Committee

Mr. Urban reported they are beginning to consider plans/options for a community Halloween event that adheres to county and state COVID-19 guidelines.

6. Update on status of installation of Ting fiber network

Mr. Peterson reported that the approved amendment to the Covenants & Restrictions was filed and completed. He also reported that we negotiated a contract with Ting and we signed it and sent it to Ting, but they have not signed it.

Mr. Peterson then reported that during a status update with Ting representatives earlier in the day we were informed by Ting that the rock and terrain of Mosby Mountain made installation currently cost prohibitive. They stated that any installation in Mosby is being put on hold indefinitely. Ting is evaluating another mode of installation called "micro trenching", currently being used in California and Colorado. If successful there, Ting will submit for approval to use this in Virginia. No timeline was provided.

The board agreed this update should be posted on the Facebook page and sent to all members. Ting has committed to keeping Mosby Mountain at the top of their installation list, which we will ask for in writing. There are no other fiber internet providers willing to install in our area.

7. Discussion on suggestion that consideration be given to changing the name of the Mosby Mountain subdivision.

Mr. Peterson gave the floor to Ms. Boggs to present her proposal on a community survey to gauge interest in changing the name and identify anyone interested in forming a committee. Mr. Peterson then opened the floor for discussion among all members present. During discussion, Mr. Steve Wasserman made an alternate proposal for contextualizing the Mosby name, through the mechanism of developing a document that would be available to the neighborhood. After discussion ended Mr. Peterson asked if there were any motions from the board based on the two proposals given.

Mr. Liverman made a motion to send the community survey as written and solicit interest on the proposed committee. There was no second and the motion did not proceed.

Mr. Urban made a motion to establish a committee to create a document that provides a historically accurate representation of who John Mosby was, to be included in any new homeowner packets, distributed to members and posted on the Mosby Mountain website. Ms. Noor Us Sabah seconded and the board unanimously approved this motion.

8. Planning for December 1, 2020, Annual Meeting

Mr. Peterson confirmed this would be held on the Zoom meeting platform. Mr. Urban inquired if there was a need to ensure quorum related to approving the dues increase. Mr. Peterson confirmed the dues increase for Ting was already approved in the special members meeting earlier this year, and the recently approved budget increase is within the threshold for board approval.

9. Comments on items not on the agenda

Mr. Urban was asked if members could submit ideas for a community Halloween event. Mr. Urban encouraged any ideas to be sent to anyone on the committee or board. Mr. Urban confirmed any plans or information would be shared with all members.

10. Next regular board meeting: to be determined.

Mr. Peterson confirmed the next meeting would be the annual meeting. The next regular board meeting will be in January 2021.

11. Adjournment

Mr. Peterson adjourned the meeting at 8:27pm.

Respectfully submitted,

Bryan A. Hamil
Secretary/Treasurer

August 2020 P&L	Jan - Aug 20	August 2020 Balance Sheet	Aug 31, 20
Ordinary Income/Expense		ASSETS	
Income		Current Assets	
41000 · ASSESSMENT INCOME	47,658.65	Checking/Savings	
41500 · Fee Income	165.00	10300 · Cash - VNB - 6409	26,392.68
43000 · INTEREST INCOME	82.18	10500 · Capital One Business Savings	30,921.91
Total Income	47,905.83	Total Checking/Savings	57,314.59
Gross Profit	47,905.83	Accounts Receivable	
Expense		11000 · Accounts Receivable	-6,603.00
Write Off (Bad Debt Expense)	8.01	Total Accounts Receivable	-6,603.00
51000 · ACCOUNTING FEES	2,256.00	Total Current Assets	50,711.59
53000 · LEGAL FEES	744.00	TOTAL ASSETS	50,711.59
53500 · LICENSES AND FEES	25.00	LIABILITIES & EQUITY	
55000 · OFFICE EXPENSE	162.42	Equity	
64500 · TRASH COLLECTION	16,898.00	32000 · CAPITAL CONTRIBUTIONS	2,000.00
66900 · Reconciliation Discrepancies	0.10	3900 · Retained Earnings	19,069.15
75300 · LANDSCAPING - CONTRACT	18,552.00	39996 · RETAINED EARNING	21,407.14
75400 · LANDSCAPING - NON-CONTRACT	1,025.00	Net Income	8,235.30
Total Expense	39,670.53	Total Equity	50,711.59
Net Ordinary Income	8,235.30	TOTAL LIABILITIES & EQUITY	50,711.59
Net Income	8,235.30		

August 2020 Budget vs Actual	Jan - Aug 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	47,658.65	47,481.00	177.65	100.37%
41500 · Fee Income	165.00	66.68	98.32	247.45%
43000 · INTEREST INCOME	82.18	66.68	15.50	123.25%
Total Income	47,905.83	47,614.36	291.47	100.61%
Gross Profit	47,905.83	47,614.36	291.47	100.61%
Expense				
Write Off (Bad Debt Expense)	8.01			
51000 · ACCOUNTING FEES	2,256.00	2,700.00	-444.00	83.56%
53000 · LEGAL FEES	744.00			
53500 · LICENSES AND FEES	25.00	46.68	-21.68	53.56%
55000 · OFFICE EXPENSE	162.42	187.50	-25.08	86.62%
55005 · Association Events	0.00	433.32	-433.32	0.0%
64500 · TRASH COLLECTION	16,898.00	17,574.00	-676.00	96.15%
66900 · Reconciliation Discrepancies	0.10			
75300 · LANDSCAPING - CONTRACT	18,552.00	18,578.68	-26.68	99.86%
75400 · LANDSCAPING - NON-CONTRACT	1,025.00	2,466.68	-1,441.68	41.55%
Total Expense	39,670.53	41,986.86	-2,316.33	94.48%
Net Ordinary Income	8,235.30	5,627.50	2,607.80	146.34%
Net Income	8,235.30	5,627.50	2,607.80	146.34%

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- BUDGET 2021

Categories	Code	17 Budget	17 Actual	18 Budget	18 Actual	19 Budget	19 Actual	20 Budget	20 Projected	21 Budget
Assessment Income	41000	\$ 52,360.00	\$ 52,436.70	\$ 52,360.00	\$ 52,774.27	\$ 60,298.00	\$ 61,022.94	\$ 63,308.00	\$ 63,364.36	\$ 128,520.00
Fee Income	41500		\$ 220.00	\$ 175.00	\$ 232.50	\$ -	\$ 130.00	\$ 100.00	\$ 125.00	\$ 150.00
Disclosure Packet	42000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	43000	\$ 150.00	\$ 121.90	\$ 150.00	\$ 122.39	\$ -	\$ 122.88	\$ 100.00	\$ 106.22	\$ 100.00
Misc Income	44000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Income		\$ 52,510.00	\$ 52,778.60	\$ 52,685.00	\$ 53,129.16	\$ 60,298.00	\$ 61,275.82	\$ 63,508.00	\$ 63,595.58	\$ 128,770.00
Write Off (Bad Debt Expense)					\$ 0.10					
Accounting	51000	\$ 4,200.00	\$ 2,972.50	\$ 3,400.00	\$ 2,803.46	\$ 3,400.00	\$ 4,367.45	\$ 3,600.00	\$ 4,070.40	\$ 4,475.00
Bank Charges	51500		\$ 15.00	\$ -	\$ -	\$ -			\$ -	\$ -
Liability, DBO, Bonding Ins/ins general 66350	52000	\$ 1,100.00	\$ 999.00	\$ 1,100.00	\$ 957.00	\$ 1,100.00	\$ 1,007.00	\$ 1,000.00	\$ 1,100.00	\$ 1,000.00
Legal	53000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (454.00)		\$ 774.00	\$ -
Taxes and Licenses	53500	\$ 150.00	\$ 61.21	\$ 150.00	\$ 62.22	\$ 150.00	\$ 38.00	\$ 70.00	\$ -	\$ 70.00
Meeting Expense	54500	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -		\$ -	\$ -
Office Expense	55000	\$ 200.00	\$ 301.31	\$ 200.00	\$ 250.30	\$ 200.00	\$ 337.89	\$ 250.00	\$ 127.75	\$ 250.00
Website Expense	85500	\$ 180.00	\$ 563.47	\$ 17.00	\$ -	\$ -			\$ -	\$ -
Association events/activities 56200	55005	\$ 1,000.00	\$ 727.57	\$ 750.00	\$ 638.78	\$ 750.00	\$ 35.00	\$ 650.00	\$ -	\$ 650.00
Common area maintenance ("contract")*	75300	\$ 25,668.00	\$ 25,668.00	\$ 25,668.00	\$ 25,668.00	\$ 25,668.00	\$ 26,078.00	\$ 27,868.00	\$ 27,868.00	\$ 27,868.00
Misc Common Area Improvements	83000		\$ 225.00	\$ -	\$ -	\$ -			\$ -	\$ -
Landscaping - Noncontracting	75400	\$ 634.00	\$ 2,283.85	\$ 1,450.00	\$ 8,185.00	\$ 3,000.00	\$ 2,642.50	\$ 3,700.00	\$ 3,700.00	\$ 3,700.00
Trash Collection	71450	\$ 19,278.00	\$ 19,278.00	\$ 19,850.00	\$ 22,866.80	\$ 26,361.00	\$ 25,347.00	\$ 26,361.00	\$ 25,915.35	\$ 26,361.00
Mosby Mtn Sign Replace/Repair Prjct				\$ 18,000.00	\$ 18,368.50	\$ -			\$ -	\$ -
Ting Internet										\$ 64,260.00
Total Expense		\$ 52,510.00	\$ 53,094.91	\$ 70,685.00	\$ 79,800.66	\$ 60,729.00	\$ 59,398.84	\$ 63,499.00	\$ 63,555.50	\$ 128,634.00
Dues to cover Ting Internet					\$ -					\$ 135.00
Dues to cover all other costs										\$ 135.00
Regular Quarterly Dues		\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ 128.00	\$ 133.00	\$ 133.00	\$ 133.00	\$ 270.00
Addition to operating reserve fund		\$ -	\$ (316.31)	\$ (18,000.00)	\$ (26,671.50)	\$ 199.00	\$ 1,876.98	\$ 9.00	\$ 40.08	\$ 136.00