

**Mosby Mountain Community Association, Inc.
MEETING OF THE BOARD OF DIRECTORS**

Date and time: Tuesday, January 18, 2022, 8:00 pm

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

Board members present via Zoom:

Steven Wasserman, President, 1999 Ridgetop Drive
Jim Peterson, Vice President, 1969 Ridgetop Drive
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Ken Garrison, Director, 1371 Singleton Lane
Amy Isakson, Director, 1378 Singleton Lane
Brian Doench, Director, 1712 Mattox Court
Chris Boggs, Director, 1671 Hubbard Court

Other members present via Zoom:

Rohit Malhotra, 1623 Hubbard Court
Matt Althoff, 1372 Singleton Lane
Kevin & Kim Elgin, 1866 Rhett Court
Diego Anderson, 18752 Rhett Court
Jimmy Walicek, 1713 Mattox Court

1. Welcome and introductions

President Steve Wasserman called the meeting to order at 8:00 pm.

2. Adoption of agenda

On a motion by Mr. Peterson, seconded by Mr. Boggs, the agenda was adopted as distributed.

3. Approval of the September 21, 2021, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Hamil, seconded by Mr. Boggs, the minutes of the September 21, 2021, board meeting minutes were unanimously approved.

4. Approval of the December 7, 2021, minutes of the Annual Meeting (posted on the mosbymountain.org website)

On a motion by Mr. Doench, seconded by Mr. Hamil, the minutes of the December 7, 2021, Annual Meeting minutes were unanimously approved.

5. Treasurer's Report

- a. 2021 year-end financials: Mr. Hamil presented the financial reports for the calendar year 2021 (see attached). Operating reserve revenue from 2021 held in checking due to cover delayed expenses from 2021, like landscaping non-contract expenses pending invoice payment. Contract expenses on trash and landscaping on target vs budget.

- b. Resolution to transfer banking responsibilities to new Secretary/Treasurer:

Resolution to remove Jim Peterson as signatory on Mosby Mountain Community Association bank accounts with Virginia National Bank and add Bryan Hamil as new signatory on Mosby Mountain Community Association bank accounts with Virginia National Bank.

On a motion by Mr. Peterson, seconded by Mr. Boggs, the resolution as written above was unanimously approved.

6. Committee appointments

Mr. Wasserman reported that Amy Isakson will be taking on the role of Community Relations Chair. Brian Doench will join the Architectural Review Board as part of a transition to become the ARB Chair in 2023.

7. Committee reports

- a. Architectural Review Board: Mr. Garrison had nothing to report.
- b. Common Areas Committee: Mr. Boggs reported that riprap work is underway, leaf removal was done in common areas. Some clean up to be done after the winter storm. Will evaluate replanting trees in the common areas as we head into spring.
- c. Community Relations Committee: Mr. Wasserman had nothing to report.

8. Update on Lumos fiber network installation

Mr. Wasserman has been in touch with Lumos and we are still on track with the installation timeline. Laying of fiber is to begin at the end of February and individual home installations in March. Documentation to be drafted and shared with all owners. A letter was sent by Lumos to individual homeowners listing optional services that could be pre-ordered. Mr. Wasserman requested that owners do not make additional purchases pending completion of the aforementioned documentation. Mr. Wasserman requested volunteers from the board to be apart of future discussions with Lumos. Mr. Peterson, Mr. Garrison and Mr. Boggs all volunteered.

9. Establish calendar of board meetings for 2022

Mr. Wasserman confirmed that all future board meetings will be at 8pm. Due to scheduling conflicts Mr. Wasserman has set the below listed dates for future board meetings. March 8th, May 3rd, July 19th, September 20th and December 6th.

10. Comments on items not on the agenda

Use of member email notifications by the board for the solicitation of services from individuals: The board discussed and came to the consensus this should no longer be done and solicitation requests should be redirected through our Facebook social media platform.

Entrance lighting: Mr. Boggs reported that he is looking into replacing the light at the Ambrose Commons entrance.

Garbage/Recycling collection: Confirmed there's a performance exception clause in our contract (in response to refund requests from missed services). There's also an added cost option to provide weekly recycling services. Mr. Wasserman and Mr. Boggs offered to take lead on following up on service options with County Waste.

11. Next regular board meeting: Tuesday, March 8th, 8pm.

12. Adjournment

On a motion by Mr. Garrison, seconded by Mr. Peterson, the meeting was adjourned at 8:40 pm.

Respectfully submitted,



Bryan Hamil
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- DECEMBER 31, 2021											
											21 Year-End
Categories	Code	17 Budget	17 Actual	18 Budget	18 Actual	19 Budget	19 Actual	20 Budget	20 Actual	21 Budget	Actual
Assessment Income	41000	\$ 52,360.00	\$ 52,436.70	\$ 52,360.00	\$ 52,774.27	\$ 60,298.00	\$ 61,022.94	\$ 63,308.00	\$ 63,245.91	\$ 64,260.00	64,449.95
Fee Income	41500		\$ 220.00	\$ 175.00	\$ 232.50	\$ -	\$ 130.00	\$ 100.00	\$ 202.00	\$ 150.00	\$ 60.00
Disclosure Packet	42000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	43000	\$ 150.00	\$ 121.90	\$ 150.00	\$ 122.39	\$ -	\$ 122.88	\$ 100.00	\$ 123.36	\$ 100.00	\$ 59.18
Misc Income	44000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.00
Total Income		\$ 52,510.00	\$ 52,778.60	\$ 52,685.00	\$ 53,129.16	\$ 60,298.00	\$ 61,275.82	\$ 63,508.00	\$ 63,571.27	\$ 64,510.00	\$ 64,594.13
Write Off (Bad Debt Expense)					\$ 0.10				\$ 8.01		
NSF Check (return deposit items)											135.00
Accounting	51000	\$ 4,200.00	\$ 2,972.50	\$ 3,400.00	\$ 2,803.46	\$ 3,400.00	\$ 4,367.45	\$ 3,600.00	\$ 3,008.80	\$ 4,475.00	4,108.12
Bank Charges and NFS check (return dep items)	51500		\$ 15.00	\$ -	\$ -	\$ -	\$ -			\$ -	70.00
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	\$ 916.00	\$ 1,000.00	\$ 960.00
Legal	53000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (454.00)		\$ 833.15	\$ -	
Taxes and Licenses	53500	\$ 150.00	\$ 61.21	\$ 150.00	\$ 62.22	\$ 150.00	\$ 38.00	\$ 70.00	\$ 25.00	\$ 70.00	185.00
Meeting Expense	54500	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -			\$ -	\$ 157.40
Office Expense	55000	\$ 200.00	\$ 301.31	\$ 200.00	\$ 250.30	\$ 200.00	\$ 337.89	\$ 250.00	\$ 336.42	\$ 250.00	336.35
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	330.97
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	\$ 27,828.00	\$ 27,868.00	27,828.00
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	\$ 2,660.00	\$ 3,700.00	1,220.00
Trash Collection	71450	\$ 19,278.00	\$ 19,278.00	\$ 19,850.00	\$ 22,866.80	\$ 26,361.00	\$ 25,347.00	\$ 26,361.00	\$ 25,347.00	\$ 26,361.00	25,347.00
Reconciliation discrepancies (bank v Mosby records)									\$ 0.10		
Mosby Mtn Sign Replace/Repair Prjct				\$ 18,000.00	\$ 18,368.50	\$ -				\$ -	\$ -
Ting Internet										\$ -	\$ -
Total Expense		\$ 52,510.00	\$ 53,094.91	\$ 70,685.00	\$ 79,800.66	\$ 60,729.00	\$ 59,398.84	\$ 63,499.00	\$ 60,962.48	\$ 64,374.00	\$ 60,677.84
Dues to cover Ting Internet										\$ 0.00	\$ 0.00
Dues to cover all other costs										\$ 135.00	\$ 135.00
Regular Quarterly Dues		\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ 128.00	\$ 133.00	\$ 133.00	\$ 133.00	\$ 135.00	\$ 135.00
Addition to operating reserve fund		\$ -	\$ (316.31)	\$ (18,000.00)	\$ (26,671.50)	\$ 199.00	\$ 1,876.98	\$ 9.00	\$ 2,608.79	\$ 136.00	\$ 3,916.29
YEAR TO DATE BALANCE SHEET - DECEMBER 31, 2021											
ASSETS						LIABILITIES & EQUITY					
Current Assets						Liabilities					
Checking/Savings						Current Liabilities					
10300 · Cash - VNB 18,028.94						Accounts Payable					
10500 · Cap One Bus Sa 31,022.27						20000 - Accounts Payable 931.03					
Total Checking/Savings 49,051.21						Total Accounts Payable 931.03					
Accounts Receivable						Total Current Liabilities 931.03					
11000 · Accounts Receiv 881.19						Total Liabilities					
Total Accounts Receivable 881.19						Equity					
Other Current Assets						32000 · CAPITAL CONTRIBUTIONS 2,000.00					
12000 · Undeposited Funds						3900 · Retained Earnings 21,677.94					
Total Other Current Assets 0.00						39996 · RETAINED EARNING 21,407.14					
Total Current Assets 49,932.40						Net Income 3,916.29					
TOTAL ASSETS 49,932.40						Total Equity 49,001.37					
						TOTAL LIABILITIES & EQUITY 49,932.40					