

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

**Date and time: Tuesday, March 8, 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  
Amy Isakson, Director, 1378 Singleton Lane  
Brian Doench, Director, 1712 Mattox Court  
Chris Boggs, Director, 1671 Hubbard Court

Other members present via Zoom:

Dora DeGeorge, 1629 Hubbard Court  
Scott Cathcart, 1212 Hatcher Court  
John Kingery, 1359 Singleton Lane

1. Welcome and introductions

President Steve Wasserman called the meeting to order at 8:02 pm.

2. Adoption of agenda

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

3. Approval of the January 18, 2022, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Hamil, seconded by Mr. Boggs, the minutes of the January 18, 2022, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Hamil reported on the financial statements based on February 2022. A question was raised on the timing to account for the dues increase for our Fiber contract. Service was targeted for end of March, so the intention was to role the increase in with the Q2 dues billing cycle. There were no further questions and the board accepted the report as provided.

5. Committee reports

- a. Architectural Review Board: Mr. Wasserman reported on Mr. Garrison's behalf. 3 applications to the ARB YTD. Virtual review of 20 applications last year. Continuing to look for additional volunteers to join the committee.
- b. Common Areas Committee: Mr. Boggs reported the committee continues to devise the longer-term strategy for common areas, soliciting feedback from committee members. A consolidated list will be created from which they will begin soliciting estimates and ultimately present to the board for current year costs and future budgeting needs. Will continue evaluating lighting options at the entrances as well as fence repair along Old Lynchburg. Holding on other projects until completion of fiber installation.

Committee reports contd.

- c. Community Relations Committee: Ms. Isakson reported the first committee meeting is scheduled. The community yard sale and bulk trash pickup are to be scheduled as well as movie night and the Halloween events. The committee is to evaluate the setup of a neighborhood book sharing/free library stand (to be reviewed with Common Areas). On a motion by Mr. Peterson, seconded by Mr. Doench, the board unanimously agreed to authorize the Community Relations Committee to proceed on creating and maintaining a neighborhood book sharing/library stand as they see fit.
  
6. Appointment of committee members by the board  
Architectural Review Board Members: Brian Doench, Stefanie Raymond & Sue Waters  
Common Area Committee Members: Alex Dalrymple, Sarah Dalrymple, Peter Lovegood, Anita Wiggins & Brian Diefenderer  
Community Relations Committee Members: Bela Giese, Pam Mason, Sarah Boggs, Jamie Byrnes & Sara Asplin  
On a motion by Mr. Boggs, seconded by Mr. Hamil, the board unanimously approved all committee members as listed.
  
7. Update on Lumos fiber network installation  
Mr. Wasserman provided the following report:  
Installation of mainlines along neighborhood streets was completed last week. Several problems occurred: several lots experienced multiple access holes in their lawns, location of handholes, or other damage; unmarked CenturyLink and Comcast lines were cut and repaired; and substantial rock on Singleton and Ridgetop slowed progress.  
Lumos will visit with homeowners to discuss the installation of fiber drops and interior installation, per an e-mail that I sent to homeowners yesterday. Actual work will follow shortly.  
The installation project currently is expected to be completed around mid-month, though that might be a stretch. Once all homes have received their service, Lumos will turn on internet for all, and phone and TV service as pre-ordered by resident  
Damage that was brought to my attention by homeowners was forwarded to GAC. Concerning damage to lawns, I remind this group that our contract with Lumos states that property will be restored "to the same state and condition that existed prior to the work." That having been said, grass does not grow overnight: I recommend some patience while the seed, manure, sun, and rain do their work. Ultimately, the Board will hold the company to the terms of the contract.  
  
After providing his report, Mr. Wasserman opened the floor for discussion. A more detailed discussion was had regarding restoration of residents' lawns and that some homes had more impact than others. It was agreed to follow up with Lumos to request final "walk through" once digging is complete to evaluate current lawn repairs and identify areas that might need more work.
  
8. Comments on items not on the agenda  
Mr. Wasserman reported the latest update on the Southwood Development. This project currently consists of phases 1 and 2. Phase 1 (335 residential units) is approved and site preparation has been ongoing. Phase 2 (an additional 1000 units) has been submitted to the county and it is anticipated that it will be reviewed by the Planning Board on April 12.
  
9. Next regular board meeting: Tuesday, May 3rd, 8pm.
  
10. Adjournment  
On a motion by Mr. Peterson, seconded by Mr. Doench, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Bryan Hamil  
Secretary/Treasurer

Mosby Mountain Community Association, Inc. – March 8, 2022, Board Meeting

Feb YTD Balance Sheet		Feb 28, 22	Feb YTD P&L		Jan - Feb 22
<b>ASSETS</b>					
Current Assets					
Checking/Savings					
10300 · Cash - VNB - 6409		36,019.66			
10500 · Capital One Business Savings		31,027.28			
Total Checking/Savings		67,046.94			
Accounts Receivable					
11000 · Accounts Receivable		-12,187.06			
Total Accounts Receivable		-12,187.06			
Total Current Assets		54,859.88			
TOTAL ASSETS		54,859.88			
<b>LIABILITIES &amp; EQUITY</b>					
Equity					
32000 · CAPITAL CONTRIBUTIONS		2,000.00			
3900 · Retained Earnings		25,594.23			
39996 · RETAINED EARNING		21,407.14			
Net Income		5,858.51			
Total Equity		54,859.88			
TOTAL LIABILITIES & EQUITY		54,859.88			
			Ordinary Income/Expense		
			Income		
			41000 · ASSESSMENT INCOME		17,526.00
			43000 · INTEREST INCOME		5.01
			Total Income		17,531.01
			Gross Profit		
			Expense		
			64500 · TRASH COLLECTION		4,224.50
			75300 · LANDSCAPING - CONTRACT		4,638.00
			75400 · LANDSCAPING - NON-CONTRACT		2,800.00
			85510 · Bank Service Charges		10.00
			Total Expense		11,672.50
			Net Ordinary Income		5,858.51
			Net Income		5,858.51

Feb Budget vs Actual	Jan - Feb 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	17,526.00	25,793.25	-8,267.25	67.95%
41500 · Fee Income	0.00	10.00	-10.00	0.0%
43000 · INTEREST INCOME	5.01	16.70	-11.69	30.0%
Total Income	17,531.01	25,819.95	-8,288.94	67.9%
Gross Profit	17,531.01	25,819.95	-8,288.94	67.9%
Expense				
51000 · ACCOUNTING FEES	0.00	745.80	-745.80	0.0%
55000 · OFFICE EXPENSE	0.00	41.70	-41.70	0.0%
55005 · Association Events	0.00	108.30	-108.30	0.0%
64500 · TRASH COLLECTION	4,224.50	4,393.50	-169.00	96.15%
64600 · COMMON AREAS MAINTENANCE	0.00	4,644.70	-4,644.70	0.0%
75300 · LANDSCAPING - CONTRACT	4,638.00			
75400 · LANDSCAPING - NON-CONTRACT	2,800.00	833.30	1,966.70	336.01%
85510 · Bank Service Charges	10.00			
Total Expense	11,672.50	10,767.30	905.20	108.41%
Net Ordinary Income	5,858.51	15,052.65	-9,194.14	38.92%
Net Income	5,858.51	15,052.65	-9,194.14	38.92%