

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

Date and time: Tuesday, January 19, 2021, 7:00 pm

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

Board members present:

Ryan Liverman, President, 1647 Hubbard Court
George Urban, Vice President, 1236 Hatcher Court
Jim Peterson, Secretary/Treasurer, 1696 Ridgetop Drive
Steven Wasserman, Director, 1999 Ridgetop Drive
Ken Garrison, Director, 1371 Singleton Lane
Chris Boggs, Director, 1671 Hubbard Court

Others present:

Matt Althoff, 1372 Singleton Lane
Bryan Hamil, 1230 Hatcher Court

1. Welcome and introductions

President Ryan Liverman called the meeting to order at 7:03 pm.

2. Adoption of agenda

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

3. Approval of the September 15, 2020, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Urban, seconded by Mr. Garrison, the minutes of the September 15, 2020, board meeting minutes were unanimously approved.

4. Approval of the December 1, 2020, minutes of the Annual Meeting of the Association (posted on the mosbymountain.org website)

On a motion by Mr. Wasserman, seconded by Mr. Garrison, the minutes of the December 1, 2020, Annual Meeting of the Association were unanimously approved.

5. Treasurer's Report

Mr. Peterson reported that with his election as secretary/treasurer, our bank, Virginia National Bank, requires that the board adopt a resolution designating him as the signatory for checks.

On a motion by Mr. Liverman, seconded by Mr. Urban, it was unanimously voted that the board of directors of the Mosby Mountain Community Association, Inc., hereby designates the secretary/treasurer, James R. Peterson, as the authorized signatory for the Association's checking account at Virginia National Bank.

Mr. Peterson reviewed the 2020 year-end financial statements (see attached). The year-end actual revenues totaled \$63,571.27 as compared to the budgeted \$63,508.00, or \$63.27 over budget. Actual expenditures were \$60,962.48 as compared to the budgeted \$63,499.00, or \$2,536.52 under budget.

Mr. Wasserman suggested it would save postage and labor if he could set up the Association as a payee to receive the quarterly dues electronically. Mr. Hamil responded that you can manually add the Association as a payee and then schedule payments, or when you receive the invoice, go online, type in the amount and then the bank cuts and mails the check. He had previously looked into the possibility of electronic transfers, but there were fees associated with this and also would pose some reconciliation and follow up problems for our accountant which could be costly to perform. Mr. Urban suggested we explore having our treasurer carry out the billing and related functions using something like QuickBooks. Mr. Liverman concluded the discussion by suggesting that as a first step, invoices should be sent to all members via email, and then other avenues could be explored in the future.

6. Committee reports

- a. Architectural Review Board report: Mr. Garrison reported that there have been three applications handled since the last meeting. He also noted that the Virginia Code has been revised regarding restrictions for the installation of solar panels:

§ 67-701. Covenants regarding solar power.

B. A restriction shall be deemed not to be reasonable if application of the restriction to a particular proposal (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association to show that the restriction is not reasonable according to the criteria established in this subsection.

On a motion by Mr. Peterson, seconded by Mr. Urban, it was unanimously voted to amend Section 9.6 (Solar Energy Installations) of the Mosby Mountain Rules and Regulations to incorporate the language from the revised Virginia Code. Section 9.6 will now read:

Installation of roof-mounted photovoltaic solar systems (to produce electricity) and thermal solar systems (for water heating) is permitted with approval of the Architectural Review Board, subject to the reasonable restrictions in this section. Ground mounted systems are not permitted.

Panels must be installed parallel to the roof line. Panel frames must be complementary to or blend with the color of the roof. Panels may not be front-facing (facing the road in front of the house), except as provided below. All wiring and components must be appropriately concealed. The system must comply with Albemarle County ordinances and the Code of Virginia; the size of the system must be compliant with current net metering code. System equipment must be maintained in good working order; obsolete or non-functioning systems must be removed.

The Architectural Review Board may approve reasonable deviations from the restrictions above. A restriction shall be deemed not to be reasonable if application of the restriction to a particular proposal (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation. The owner shall provide documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia, that is satisfactory to the community association to show that the restriction is not reasonable according to the criteria established in this subsection.

- b. Common Areas Committee report: Chris Boggs is the new chair of the Common Areas Committee. He reported that he is walking the trails and common areas to evaluate what might need attention, what we can do on our own, and what we will need to engage the contractor. We are in year two of the three-year landscaping contract and there are no major issues. He had a question from one of the neighbors about whether there are any plantings they can do on their own in the common areas. After some discussion, Mr. Ryan suggested that from a consistency standpoint we should just ask our landscaping contractor what he might do to dress up various locations with annuals in the spring rather than residents doing their own thing.
- c. Community Relations Committee report: no new activities to report on. Mr. Garrison asked about the status of Southwood construction. Mr. Hamil reported that he expects an update from Southwood shortly and he will share that with the board when its available.

7. Comments on items not on the agenda

There were no comments on items not on the agenda.

8. Next regular board meeting:

The next regular board meeting will be held on Tuesday, March 16, 7:00 p.m. via Zoom.

9. Adjournment

On a motion by Mr. Peterson, seconded by Mr. Garrison, the meeting was adjourned at 7:38 pm.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- 2020 ACTUAL									
Categories	Code	17 Budget	17 Actual	18 Budget	18 Actual	19 Budget	19 Actual	20 Budget	20 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
Fee Income	41500		\$ 220.00	\$ 175.00	\$ 232.50	\$ -	\$ 130.00	\$ 100.00	\$ 202.00
Disclosure Packet	42000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest Income	43000	\$ 150.00	\$ 121.90	\$ 150.00	\$ 122.39	\$ -	\$ 122.88	\$ 100.00	\$ 123.36
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	\$63,571.27
Write Off (Bad Debt Expense)					\$ 0.10				\$ 8.01
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
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	\$ 916.00
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
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	\$ 336.42
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	
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
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
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
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
					\$ -				
Dues to cover Ting Internet									
Dues to cover all other costs									
Regular Quarterly Dues		\$ 110.00	\$ 110.00	\$ 110.00	\$ 110.00	\$ 128.00	\$ 133.00	\$ 133.00	\$ 133.00
Addition to operating reserve fund		\$ -	\$ (316.31)	\$ (18,000.00)	\$ (26,671.50)	\$ 199.00	\$ 1,876.98	\$ 9.00	\$ 2,608.79
YEAR TO DATE BALANCE SHEET - DECEMBER 31, 2020									
ASSETS					LIABILITIES & EQUITY				
Current Assets					Equity				
Checking/Savings					32000 · CAPITAL CONTRIBUTIONS				
10300 · Cash - VNB					3900 · Retained Earnings				
10500 · Cap One Bus S					39996 · RETAINED EARNING				
Total Checking/Savings					Net Income				
Accounts Receivable					Total Equity				
11000 · Accounts Rece					TOTAL LIABILITIES & EQUITY				
Total Accounts Receivable									
Total Current Assets									
TOTAL ASSETS									