

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

Date and time: Tuesday, March 16, 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
Carol Price, Director, 1146 Turnstone 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
Sarah Dalrymple, 1975 Ridgetop Drive
Marialina Walicek, 1713 Mattox Court
Brad Wiggins, 1927 Ridgetop drive

1. Welcome and introductions

President Ryan Liverman called the meeting to order at 7:01 pm.

2. Adoption of agenda

On a motion by Mr. Garrison, seconded by Mr. Urban, the agenda was adopted as distributed.

3. Approval of the January 19, 2021, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Garrison, seconded by Mr. Liverman, the minutes of the January 19, 2021, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Peterson presented the February 28, 2021, financial statements (see attached). Mr. Urban asked why the Accounts Receivable item was shown as a negative balance. This question was followed up with MMCA's accountant at Robinson Farmer Cox CPA Associates with the following clarification: this number reflects the payment by multiple homeowners who have prepaid for either half or the whole year, before the invoices have been created for those quarters.

5. Committee reports

- a. Architectural Review Board report: Mr. Garrison reported that six applications to the ARB have been processed since the last board meeting.
- b. Common Areas Committee report: Chris Boggs said he would be meeting with Mr. Marshall next week to walk the grounds. One tree has been taken out at the Singleton Lane and others will be looked at. A bridge on the walking trail will be power washed. Finally, Mr. Boggs has been mapping out the trails and is looking at a possible connection to the Whittington trail. Mr. Liverman suggest that Mr. Boggs request an update on the quote for the rip-rap at the corner of Hubbard Court and Singleton Lane
- c. Community Relations Committee report: Mr. Urban reported that we still have a pause on our neighborhood programs due to the pandemic and will consider from meeting-to-meeting if and when the programs will be resumed. Mr. Liverman asked about the scheduling of a bulk pick-up, and Mr. Urban said last years was held in July so he will check into it for this year. Mr. Garrison said he has been approached by neighbors asking when we will have a party and he suggested that perhaps we could look at this for the fall.

6. Update on neighborhood-wide fiber Internet

Mr. Peterson noted that the last update we had received from Ting was in late November just prior to our annual meeting. He contacted them in preparation for this board meeting and Mr. Mike Tarrant from Ting provided this update:

Nothing significant has changed. We are making progress with microtrenching but it's not enough progress to state when we are bringing it to Charlottesville. I'm hopeful by late spring I should be able to give you a better update. I truly appreciate you reaching out. If anything changes in the interim we will update you.

Mr. Garrison had previously made the suggestion that we may wish to contact Traxyl, a firm started by two Warrenton entrepreneurs, to possibly get a solution for our own broadband provider and figure out how to install our cable using their surface-mounted approach (here is a Zoom presentation that he had arranged for the members of his Heavy Construction Contractors Association: <https://youtu.be/W8CsF6yegTA>). Mr. Garrison will contact Ting to see if they have any interest in pursuing this possibility.

7. Update on Southwood development

Mr. Garrison is now MMCA's representative on the Southwood Architectural Review Board. He reported that it was evident at the meeting he attended that there was a sincere effort by Habitat to include the residents of Southwood serving on their ARB on the look and feel of the development where possible-this session included most color scheme choice and Hardy Plank choices on the Condos in Village One. The ARB will not be able to designate what type of buildings can be or will be built, but to the extent possible there is a desire to include residents in choices throughout the meetings. Mr. Garrison has a large amount of information that he can provide to any interested persons in Mosby if they contact him at <mailto:Kgarrison@hcca.net>.

8. Comments on items not on the agenda

Mr. Urban noted there had been a question about the stop sign being down, and he has confirmed that VDOT is the appropriate party to attend to this. Mr. Liverman will follow up with VDOT on this.

Mr. Wasserman commented that although some residents are cleaning up after their dogs with waste bags, they are then failing to take the bags with them so he suggested another email reminder should be sent.

9. Next regular board meeting:

The next regular board meeting will be held on Tuesday, May 18, 7:00 p.m. via Zoom.

10. Adjournment

On a motion by Mr. Wasserman, seconded by Mr. Urban, the meeting was adjourned at 7:28 pm.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- FEBRUARY 28, 2021											
											February
Categories	Code	17 Budget	17 Actual	18 Budget	18 Actual	19 Budget	19 Actual	20 Budget	20 Actual	21 Budget	To-Date
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	\$ 16,875.00
Fee Income	41500		\$ 220.00	\$ 175.00	\$ 232.50	\$ -	\$ 130.00	\$ 100.00	\$ 202.00	\$ 150.00	
Disclosure Packet	42000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	43000	\$ 150.00	\$ 121.90	\$ 150.00	\$ 122.39	\$ -	\$ 122.88	\$ 100.00	\$ 123.36	\$ 100.00	\$ 19.99
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	\$ 64,510.00	\$ 16,894.99
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	\$ 4,475.00	\$ 752.87
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	\$ 1,000.00	
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	\$ 80.00
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	\$ 250.00	\$ 6.00
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	\$ 27,828.00	\$ 27,868.00	\$ 4,638.00
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	
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	\$ 4,224.50
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	\$ 9,701.37
					\$ -						
Dues to cover Ting Internet										\$0.00	\$0.00
Dues to cover all other costs										\$135.00	\$135.00
<i>Regular Quarterly Dues</i>		\$ 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	\$ 7,193.62
YEAR TO DATE BALANCE SHEET - FEBRUARY 28, 2021											
ASSETS						LIABILITIES & EQUITY					
Current Assets						Liabilities					
Checking/Savings						Current Liabilities					
10300 · Cash - VNB				37,272.20		Accounts Payable					
10500 · Cap One Bus Sa				30,983.08		20000 - Accounts Payable				2,112.25	
Total Checking/Savings				68,255.28		Total Accounts Payable				2,112.25	
Accounts Receivable						Total Current Liabilities				2,112.25	
11000 · Accounts Receiv				-14,939.33		Total Liabilities				2,112.25	
Total Accounts Receivable				-14,939.33		Equity					
Other Current Assets						32000 · CAPITAL CONTRIBUTIONS					
12000 · Undeposited Fu				1,075.00		3900 · Retained Earnings				21,677.94	
Total Other Current Assets				1,075.00		39996 · RETAINED EARNING				21,407.14	
Total Current Assets				54,390.95		Net Income				7,193.62	
TOTAL ASSETS				54,390.95		Total Equity				52,278.70	
						TOTAL LIABILITIES & EQUITY					
						54,390.95					