

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

**Date and time: Tuesday, May 18, 2021, 7:30 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  
Barbara Strain, 1635 Hubbard Court  
Marialina Walicek, 1713 Mattox Court

1. Welcome and introductions

President Ryan Liverman called the meeting to order at 7:32 pm. It became apparent that there had been a glitch between the earlier published Zoom link and the actual link and so the new link was sent out to the membership via texts, email and Facebook after the meeting began.

2. Adoption of agenda

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

3. Approval of the March 16, 2021, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Ms. Price, seconded by Mr. Liverman, the minutes of the March 16, 2021, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Peterson presented the April 30, 2021, financial statements (see attached) and noted that this represents one-third of the year and all revenues and expenditures were within budget.

5. Committee reports

- a. Architectural Review Board report: Mr. Garrison reported that three applications to the ARB have been received since the last board meeting, one involving the installation of solar panels on the rear and front of the house. Mr. Garrison will keep the board posted on the processing of these applications.
- b. Common Areas Committee report: Chris Boggs reported on several items. He has requested updated quotes for the work needed on the rip-rap at the corner of Ambrose Commons Drive and Singleton Lane, and he has been advised to expect increased cost over last year's quote due to increased materials costs. Three trees have been removed and one replaced at the Singleton Lane entrance. Some repairs are needed on the walking trails bridges, but he thinks we can make these minor repairs ourselves. He doesn't believe that Marshall has been maintaining the middle trail (behind Ridgetop Drive) and one of the homeowners and his daughter have been doing this. We may need to ask Marshall to add this to the contract. Mr. Liverman noted that Marshall had removed a fallen tree from the trail at one time. Mr. Boggs said that he is now receiving regular feedback from Marshall on the specific work they are completing (e.g., weeding) so this is helpful. Also, the maintenance contract says Marshall can add flowers and other plantings at additional cost, but neighbors have volunteered to do this on their own. Ms. Price said that some shrubs on the island in Turnstone Drive have died and she asked if their replacement was on the list. Mr. Boggs will check on this.

- c. Community Relations Committee report: Mr. Urban reported that the yard sale was successful with lots of traffic generated here at in Redfields. He has received an inquiry about the annual bulk pickup and this was held on July 12 last year so he will get that scheduled for this year. He noted there is growing energy about overcrowding at Mountainview Elementary School and the proposed move of 5<sup>th</sup> graders to Walton Middle School. There is no need for action from us but rather we should be aware of the energy around this issue. Mr. Garrison added that Habitat is planning to submit a zoning request for another 800n homes. Mr. Urban commented that the Board of Supervisors needed to more proactively plan for the impact of population increases.

- 6. Update on Southwood development: Mr. Garrison reported that the complaints about construction noise have ended because the heavy digging has been completed. More concerning is the revising upward of the number of houses and how this will impact roads and schools. The zoning request for this will likely be submitted in the next 60 days.

- 7. Comments on items not on the agenda

The mail delivery seems to have improved after Mr. Liverman sent his letter of concern to the postal service. Ms. Strain noted that she received long overdue mail but continues to have low expectations for the future.

- 8. Next regular board meeting:

The next regular board meeting will be held on Tuesday, July 20, 7:00 p.m. via Zoom.

- 9. Adjournment

On a motion by Mr. Wasserman, seconded by Mr. Garrison, the meeting was adjourned at 7:59 pm.

Respectfully submitted,

James R. Peterson  
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- APRIL 30, 2021											
											April
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	\$ 32,670.00
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	\$ 38.38
Misc Income	44000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>		<b>\$52,510.00</b>	<b>\$52,778.60</b>	<b>\$ 52,685.00</b>	<b>\$ 53,129.16</b>	<b>\$ 60,298.00</b>	<b>\$61,275.82</b>	<b>\$ 63,508.00</b>	<b>\$63,571.27</b>	<b>\$ 64,510.00</b>	<b>\$ 32,708.38</b>
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	\$ 1,512.74
Bank Charges	51500		\$ 15.00	\$ -	\$ -	\$ -	\$ -			\$ -	\$ 35.00
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	\$ 132.35
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	\$ 25.00
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	\$ 9,276.00
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	\$ 8,449.00
Reconciliation discrepancies (bank v Mosby records)									\$ 0.10		
Mosby Mtn Sign Replace/Repair Prjct				\$ 18,000.00	\$ 18,368.50	\$ -				\$ -	\$ -
Ting Internet										\$ -	\$ -
<b>Total Expense</b>		<b>\$52,510.00</b>	<b>\$53,094.91</b>	<b>\$ 70,685.00</b>	<b>\$ 79,800.66</b>	<b>\$60,729.00</b>	<b>\$59,398.84</b>	<b>\$63,499.00</b>	<b>\$60,962.48</b>	<b>\$ 64,374.00</b>	<b>\$ 19,510.09</b>
					\$ -						
Dues to cover Ting Internet										\$0.00	\$0.00
Dues to cover all other costs										\$135.00	\$135.00
<b>Regular Quarterly Dues</b>		<b>\$ 110.00</b>	<b>\$ 110.00</b>	<b>\$ 110.00</b>	<b>\$ 110.00</b>	<b>\$ 128.00</b>	<b>\$ 133.00</b>	<b>\$ 133.00</b>	<b>\$ 133.00</b>	<b>\$135.00</b>	<b>\$135.00</b>
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	\$ 13,198.29
<b>YEAR TO DATE BALANCE SHEET - APRIL 30, 2021</b>											
<b>ASSETS</b>						<b>LIABILITIES &amp; EQUITY</b>					
Current Assets						Liabilities					
Checking/Savings						Current Liabilities					
10300 · Cash - VNB				35,536.73		Accounts Payable					
10500 · Cap One Bus Sa				31,001.47		20000 - Accounts Payable					
Total Checking/Savings				66,538.20		Total Accounts Payable					
Accounts Receivable						Total Current Liabilities					
11000 · Accounts Receiv				-8,389.83		Total Liabilities					
Total Accounts Receivable				-8,389.83		Equity					
Other Current Assets						32000 · CAPITAL CONTRIBUTIONS					
12000 · Undeposited Fu				135.00		3900 · Retained Earnings					
Total Other Current Assets				135.00		39996 · RETAINED EARNING					
Total Current Assets				58,283.37		Net Income					
<b>TOTAL ASSETS</b>				<b>58,283.37</b>		Total Equity					
						<b>TOTAL LIABILITIES &amp; EQUITY</b>					
						<b>58,283.37</b>					