

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

Date and time: Tuesday, July 20, 2021, 7:00 pm

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

Board members present via Zoom:

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

Chris Boggs, Director, 1671 Hubbard Court

Others present via Zoom:

Diego Anderson, 1872 Rhett Court

Dora DeGeorge, 1629 Hubbard Court

Kevin Elgin, 1866 Rhett Court

Preston Miller, 1390 Singleton Lane

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. Boggs, seconded by Mr. Wasserman, the agenda was adopted as distributed.

3. Approval of the May 18, 2021, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Urban, seconded by Mr. Boggs, the minutes of the May 18, 2021, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Peterson presented the June 30, 2021, financial statements (see attached) and noted that this represents one-half of the year and all revenues and expenditures were within budget. Mr. Urban asked for clarification as to why the accounts receivable amount is shown as a negative number. Mr. Peterson responded that this number reflects the payment by multiple homeowners who have prepaid for the whole year, before the invoices have been created for those future quarters.

5. Committee reports

- a. Architectural Review Board report: Mr. Garrison was unable to attend the meeting, so Mr. Liverman presented the report. The ARB handled five approvals since the last board meeting and reviewed one house in preparation of a sales Disclosure Packet.
- b. Common Areas Committee report: Mr. Boggs reported that since the last board meeting our contract landscape company completed the following services: mowing services (May 24, June 9 and June 24), and trail clearing (May 24). The July report was not available by the time of this board meeting. Previously considered, planting of flowers in the common area flower beds, should be delayed until the fall when favorable weather conditions return.

- c. Community Relations Committee report: Mr. Urban reported that County Waste has yet to respond with a date for the annual bulk pickup and he is continuing to pursue this.
- 6. Update on the possible installation of neighborhood fiber optics: Mr. Liverman reported that Ting has not reported any progress, but Lumos has expressed a definite interest and Century Link is also considering submitting a proposal. However, these are likely to exceed the \$45.00 per month cost approved by the membership on July 30, 2020, and so there was consensus that if one or more firm proposals are received, then another straw poll of the neighborhood should be conducted to gain an indication of the level of support to move to the next step which would be to hold a meeting of the full membership to seek approval for an increase in dues over and above the \$45.00 per month already approved.
- 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, September 21, 7:00 p.m. via Zoom. The budget for 2022 will be considered for adoption at that meeting.
- 9. Adjournment

On a motion by Mr. Wasserman, seconded by Mr. Boggs, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- JUNE 30, 2021												
												June
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	\$ 32,705.94	
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	\$ 43.56	
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	\$ 32,749.50	
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	\$ 1,937.74	
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	\$ 13,914.00	
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	\$ 12,673.50	
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	\$ 30,017.59	
					\$ -							
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	\$ 2,731.91	
		YEAR TO DATE BALANCE SHEET - JUNE 30, 2021										
	ASSETS											LIABILITIES & EQUITY
	Current Assets											Liabilities
	Checking/Savings											Current Liabilities
	10300 - Cash - VNB	27,919.73										Accounts Payable
	10500 - Cap One Bus Sa	31,006.65										20000 - Accounts Payable
	Total Checking/Savings	58,926.38										Total Accounts Payable
	Accounts Receivable											Total Current Liabilities
	11000 - Accounts Receiv	-11,249.39										Total Liabilities
	Total Accounts Receivable	-11,249.39										Equity
	Other Current Assets											32000 - CAPITAL CONTRIBUTIONS
	12000 - Undeposited Fu	140.00										3900 - Retained Earnings
	Total Other Current Assets	140.00										39996 - RETAINED EARNING
	Total Current Assets	47,816.99										Net Income
	TOTAL ASSETS	47,816.99										Total Equity
						TOTAL LIABILITIES & EQUITY	47,816.99					