

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

Date and time: Tuesday, March 14, 2023, 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
Richard Dobson, Vice President, 1348 Singleton Lane
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Ryan Liverman, Director, 1647 Hubbard Court
Brian Doench, Director, 1712 Mattox Court
Ian Dixon, Director, 1147 Turnstone Drive

Other members present via Zoom:

Jim Peterson, 1969 Ridgetop Drive
Eric Loth, 1141 Turnstone Drive
Chris Boggs, 1671 Hubbard Court

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. Dobson, seconded by Mr. Hamil, the agenda was adopted as distributed.

3. Approval of the January 17, 2023, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Doench, seconded by Mr. Dobson, the minutes of the January 17, 2023, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Hamil presented the report as provided (see attached). Income and expense are all in-line with the budgeted amounts.

Mr. Hamil reported that GFL has increased our invoices in 2023 by 30%. Our current service contract term runs through the end of May 2023 (and contains an evergreen clause) and has a cap on any increase at 4%. Mr. Hamil stated he has reached out to GFL multiple times to ask for a correction to the invoice but to date has received no response back. MMCA has continued to pay based on the monthly rate in our service agreement and not based on the increased invoice amount. Mr. Liverman and Mr. Doench both offered to assist with help following up with GFL to resolve this issue.

5. Committee reports

- a. Architectural Review Board Committee: Mr. Liverman reported they have received and approved 1 request for siding.
- b. Common Areas Committee: Mr. Doench reported service with Dos Amigos is going well. Non-contract landscaping clean up occurred around Ambrose Commons. Mr. Dixon is helping to replace board and perform some maintenance work on trail bridges. The Committee plans to solicit some help with trail clean up from residents as well as doing some tree replacement work along Ridgetop. Mr. Dobson asked about the light being out at the Ambrose Commons entrance. Mr. Liverman offered to help follow up on fixing that.

- c. Community Relations Committee: Mr. Wasserman reported on behalf of Ms. Isakson. The community March Madness pool is setup and sent around to members. The winner is to receive a gift certificate to a local restaurant.

6. Follow up to recent gunfire incident near south entrance.

Mr. Wasserman reported he has been in touch with various HOA presidents from around our area to understand if any issues are occurring in other neighborhoods as well as share with them incidents from our area, including the known issues reported at the ACSA service station along Ambrose Commons.

Mr. Doench reported that he has contacted Albemarle County Police who offered suggestions for things we can do to reduce the chance of future incidents. In response to these suggestions, Mr. Doench plans to setup our own no parking and no trespassing signs along the Singleton entrance into the community. He has also reached out to Dominion to submit a lighting request and have them conduct a site visit to review improved lighting options in that area.

Mr. Wasserman will continue to have discussions with other HOA groups to setup a communication channel to share information between neighborhoods re: any future incidents or various safety concerns. Mr. Dobson will draft an update email on all safety types and best practices provided from ACPD that will be sent out to all MMCA members.

7. Comments on items not on the agenda.

Work is being done on the Whittington drainage pond located on the southside of Singleton to address overflow and drainage issues. Once complete the intention will be to have this maintained by the county as well as have landscaping work done around the pond.

A question was again raised to conduct a review of the HOA and community name. The current understanding from the board is that any change would require an update to our amended covenants & restrictions to grant the board authority to proceed with a name change. The name change process as required by the county was called into question and the board agreed there is confusion as the same county official has provided conflicting information. Members of the board agreed there would be an expected cost to replace signs and cover legal fees for updating all documentation related to the Association. A request was made for the board to solicit input from all members to determine the community interest in evaluating the steps needed for a name change.

On a motion by Mr. Dixon, seconded by Mr. Doench, the board voted to approve drafting and sending out a survey to determine the interest among homeowners to evaluate a potential change to the name of the neighborhood.

8. Next regular board meeting:

The next board meeting will be held in May 16, 2023, at 8pm on the Zoom meeting platform.

9. Adjournment

On a motion by Mr. Hamil, seconded by Mr. Liverman, the meeting was adjourned at 9:29pm.

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

February 2023 YTD Balance Sheet		Feb 28, 23	February 2023 YTD P&L		Jan - Feb 23
ASSETS			Ordinary Income/Expense		
Current Assets			Income		
Checking/Savings			41000 · ASSESSMENT INCOME		
10300 · Cash - VNB - 6409			41200 · Internet Assessment Income		
10500 · Capital One Business Savings			43000 · INTEREST INCOME		
Total Checking/Savings			44000 · Misc income		
Accounts Receivable			Total Income		
11000 · Accounts Receivable			Gross Profit		
Total Accounts Receivable			Expense		
Total Current Assets			NSF Check (return deposit items)		
TOTAL ASSETS			53500 · LICENSES AND FEES		
LIABILITIES & EQUITY			54500 · MEETING EXPENSE		
Equity			62500 · INTERNET SERVICE		
32000 · CAPITAL CONTRIBUTIONS			64500 · TRASH COLLECTION		
3900 · Retained Earnings			75300 · LANDSCAPING - CONTRACT		
39996 · RETAINED EARNING			85510 · Bank Service Charges		
Net Income			Total Expense		
Total Equity			Net Ordinary Income		
TOTAL LIABILITIES & EQUITY			Net Income		

February 2023 YTD Budget vs Actual		Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
41000 · ASSESSMENT INCOME					
41200 · Internet Assessment Income					
41500 · Fee Income					
43000 · INTEREST INCOME					
44000 · Misc income					
Total Income					
Gross Profit					
Expense					
51000 · ACCOUNTING FEES					
53500 · LICENSES AND FEES					
54500 · MEETING EXPENSE					
55005 · Association Events					
62500 · INTERNET SERVICE					
64500 · TRASH COLLECTION					
75300 · LANDSCAPING - CONTRACT					
75400 · LANDSCAPING - NON-CONTRACT					
85510 · Bank Service Charges					
Total Expense					
Net Ordinary Income					
Net Income					