

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

Date and time: Tuesday, May 17, 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
Ken Garrison, 1371 Singleton Lane
George Urban, 1236 Hatcher Court
Debbie Desmond, 1736 Mattox Court

1. Welcome and introductions

President Steve Wasserman called the meeting to order at 8:04 pm.

2. Adoption of agenda

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

3. Approval of the March 14, 2023, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Dobson, seconded by Mr. Hamil, the minutes of the March 14, 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 website expense covers a 3-year agreement and required a full payment up front. Trash service continues to be in-line with the budget. GFL has not corrected their invoicing, but Mr. Dobson has spoken to our GFL contact who assured us they will honor our contract and maintain service. A question was asked regarding the bank fee, which was charge from VA National Bank at the beginning of the year due to the account information not being updated. That had been corrected in March.

Mr. Hamil raised the need to update the signatories on our Capital One savings account.

On a motion by Mr. Hamil, seconded by Mr. Doench, the board unanimously approved changing the signatories on the Mosby Mountain Community Association savings account held with Capital One to be only Bryan Hamil and Steve Wasserman.

5. Committee reports

- a. Architectural Review Board Committee: Mr. Liverman reported they have a request to address a tree that is down on Ridgetop. There are also plans to implement a process to review approved ARB forms to confirm completion of work, allowing the committee to close out requests. They are also beginning to consider how to digitize all ARB documents.
- b. Common Areas Committee: Mr. Doench reported service with Dos Amigos is proceeding. They are continuing to review and ensure all aspects that are within the common areas are being maintained. Two grass treatments have been completed and will start the first trail maintenance in a few weeks. Coordinating work around the entrance signs with annuals and fresh mulch/soil. Members of the committee have volunteered to help with watering.
Two trees replaced along Ridgetop and some new trees planted on the south entrance along with continued upkeep and maintenance of trail bridges. New lighting was installed on the Ambrose entrance sign. Ian Dixon and Jim Peterson volunteering to help with trail bridge repairs – to which the committee is very thankful for their help.
The work on the water retention pond along Singleton (that resides on the Whittington side) is being wrapped up.
- c. Community Relations Committee: Ms. Isakson reported that the March Madness community pool was successful, and the winner received a \$40 gift card. Bulk trash pick up was done by GFL, but the decision was made to not hold the community yard sale this year due to lack of interest/participation in previous years.
A community block party has been planned and will include Kona Ice. Other future events will be planned out accordingly, including movie night, Halloween party and in consideration is a new holiday house decorating contest.

6. Results of the community survey.

Mr. Wasserman provided the following update regarding the results of the community survey on a potential community name change. This update will be disseminated via email to all residents.

As reported in the minutes of our March meeting, the Board received a request to conduct a review of the names of our community and the Community Associated in light of the association of the Mosby name with slavery and the Confederacy. A motion was approved by the Board to survey homeowners' interest in studying "the process and costs associated with changing the name of the community." The survey was sent to all households in mid-April.

Due to the sensitivity of this issue, only two Board members reviewed the entire response dataset. The rest of the Board [including Mr. Wasserman] do not know the addresses of respondents.

89 households responded to the survey. Two respondents did not identify their address, so we could not determine whether those households had voted twice. One had voted "yes" and the other "no".

Of the 87 identifiable households, six voted "other" and included a comment. Four easily could be considered a "yes" and one a "no" vote. The other two comments did not obviously lean in one direction or the other. All six of these responses and the reviewers' interpretation were sent to the entire Board and there were no concerns voiced about the reviewers' decisions.

Of the 85 identifiable and interpretable votes, 31 (36.5%) voted "yes" and 54 (63.5%) voted "no".

Interpretation and outcome:

The very high response rate helps to substantiate these results.

Among the interpretable votes, there was a large difference in those responding for vs against the proposed study.

The Board will not be moving forward on this issue.

7. Comments on items not on the agenda.

None made.

8. Next regular board meeting:

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

9. Adjournment

On a motion by Mr. Dobson, seconded by Mr. Doench, the meeting was adjourned at 8:37pm.

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

April 2023 Balance Sheet		Apr 30, 23	April 2023 YTD P&L		Jan - Apr 23
ASSETS			Ordinary Income/Expense		
Current Assets			Income		
Checking/Savings			41000 · ASSESSMENT INCOME		
10300 · Cash - VNB - 6409			55,404.00		
10500 · Capital One Business Savings			41200 · Internet Assessment Income		
Total Checking/Savings			17,010.00		
Accounts Receivable			41500 · Fee Income		
11000 · Accounts Receivable			5.00		
Total Accounts Receivable			43000 · INTEREST INCOME		
Total Current Assets			10.21		
TOTAL ASSETS			44000 · Misc income		
			25.00		
			45010 · Returned Check Charges		
			25.00		
			Total Income		
			72,479.21		
			Gross Profit		
			72,479.21		
LIABILITIES & EQUITY			Expense		
Equity			NSF Check (return deposit items)		
32000 · CAPITAL CONTRIBUTIONS			0.00		
3900 · Retained Earnings			51000 · ACCOUNTING FEES		
39996 · RETAINED EARNING			1,798.66		
Net Income			53500 · LICENSES AND FEES		
27,163.93			80.00		
Total Equity			54500 · MEETING EXPENSE		
73,893.21			157.40		
TOTAL LIABILITIES & EQUITY			55000 · OFFICE EXPENSE		
			19.00		
			62500 · INTERNET SERVICE		
			21,496.11		
			64500 · TRASH COLLECTION		
			9,108.30		
			75300 · LANDSCAPING - CONTRACT		
			9,150.32		
			75400 · LANDSCAPING - NON-CONTRACT		
			2,800.00		
			85500 · WEBSITE EXPENSE		
			685.49		
			85510 · Bank Service Charges		
			20.00		
			Total Expense		
			45,315.28		
			Net Ordinary Income		
			27,163.93		
			Net Income		
			27,163.93		

April 2023 YTP Budget vs Actual				
	Jan - Apr 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	55,404.00	70,924.00	-15,520.00	78.12%
41200 · Internet Assessment Income	17,010.00			
41500 · Fee Income	5.00	33.36	-28.36	14.99%
43000 · INTEREST INCOME	10.21	33.36	-23.15	30.61%
44000 · Misc income	25.00			
45010 · Returned Check Charges	25.00			
Total Income	72,479.21	70,990.72	1,488.49	102.1%
Gross Profit	72,479.21	70,990.72	1,488.49	102.1%
Expense				
51000 · ACCOUNTING FEES	1,798.66	1,551.36	247.30	115.94%
53500 · LICENSES AND FEES	80.00	0.00	80.00	100.0%
54500 · MEETING EXPENSE	157.40			
55000 · OFFICE EXPENSE	19.00	50.00	-31.00	38.0%
55005 · Association Events	0.00	216.64	-216.64	0.0%
62500 · INTERNET SERVICE	21,496.11	21,420.00	76.11	100.36%
64500 · TRASH COLLECTION	9,108.30	8,449.00	659.30	107.8%
75300 · LANDSCAPING - CONTRACT	9,150.32	10,000.00	-849.68	91.5%
75400 · LANDSCAPING - NON-CONTRACT	2,800.00	5,278.28	-2,478.28	53.05%
85500 · WEBSITE EXPENSE	685.49			
85510 · Bank Service Charges	20.00			
Total Expense	45,315.28	46,965.28	-1,650.00	96.49%
Net Ordinary Income	27,163.93	24,025.44	3,138.49	113.06%
Net Income	27,163.93	24,025.44	3,138.49	113.06%