

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

**Date and time: Tuesday, January 16, 2024, 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  
Stacey Diefenderfer, Director, 2011 Ridgetop Drive

Other members present via Zoom:

Jim Peterson, 1969 Ridgetop Drive

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

3. Approval of the September 12, 2023, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Dobson, seconded by Mr. Doench, the minutes of the September 12, 2023, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Hamil presented the report as provided for the full year 2023 financials (see attached). He reported on the high net income amount, as anticipated, which is now excess funds the board has the discretion to spend as needed. He will devise a way to track and report on this going forward.

Mr. Hamil reported that GFL has submitted their best and final offer to resolve our invoice disagreement. They have finalized the invoice about from 2023 at the same amount as our new service agreement will be in 2024. With the net income amount previously reported, Mr. Hamil reported we can cover this cost and bring our account current with no impact to 2024 finances.

Mr. Hamil reported that he continued to review options to withdraw all funds from our Capital One Savings account in order to achieve two things. First, consolidate all funds into a single institution, Virginia National Bank, and place all our reserve fund into a higher yield money market account. Mr. Hamil is coordinating with previous board member and officer Matt Althoff to help withdraw the funds and ultimately close our Capital One account.

5. Committee reports

a. Architectural Review Board Committee: Mr. Liverman had nothing to report.

b. Common Areas Committee: Mr. Doench reported the winter pruning is done, and bridge repair work is in progress. The effort to install a larger solar streetlight on Singleton is

being re-evaluated in favor of using smaller lighting options to see how those will hold up and if the quality of those smaller lights will be sufficient.

- c. Community Relations Committee: Mr. Dixon reported he is working to review events from last year that we wish to do again in 2024.

6. Committee Appointments.

Mr. Wasserman put forth a motion to approve the activities of all committee members on behalf of the community and board in 2024. Mr. Dobson seconded this motion, and the board unanimously approved it.

Mr. Wasserman reiterated for any community member who is interested in participating to reach out to the respective committee chair.

7. Succession planning and broadening board membership.

Mr. Wasserman wished to highlight the need to begin consideration for any new board members next year as we have 4 members ending their term at the end of 2024. He would also appreciate if each officer/committee chair could begin consideration for a succession plan and solicit interest from others that might be willing to help fill these roles.

8. Establish calendar of board meetings for 2024:

All meetings will take place at 8pm on the following dates: March 12; May 28; July 9; September 24; Annual Meeting of the Members on December 10.

9. Comments on items no on the agenda:

Mr. Jim Peterson raised the topic about handling our HOA disclosure packets for any possible home sales.

Mr. Wasserman made a motion to approve authorizing Jim Peterson to handle the preparation and submission of Mosby Mountain HOA disclosure packets for the sale of houses in 2024. Mr. Dobson seconded this motion, and the board unanimously approved it.

10. Next regular board meeting:

The next board meeting will be held on March 12, 2023, at 8pm on the Zoom meeting platform.

11. Adjournment

On a motion by Mr. Doench, seconded by Mr. Dobson, the meeting was adjourned.

Respectfully submitted,

Bryan Hamil  
Secretary/Treasurer

December 2023 Balance Sheet		Dec 31, 23	December 2023 YTD P&L		Jan - Dec 23
<b>ASSETS</b>			<b>Ordinary Income/Expense</b>		
<b>Current Assets</b>			<b>Income</b>		
Checking/Savings			41000 · ASSESSMENT INCOME		141,848.00
10300 · Cash - VNB - 6409		25,202.62	41500 · Fee Income		60.00
10500 · Capital One Business Savings		31,084.38	43000 · INTEREST INCOME		31.06
Total Checking/Savings		56,287.00	44000 · Misc income		25.00
Accounts Receivable			45010 · Returned Check Charges		25.00
11000 · Accounts Receivable		-659.21	Total Income		141,989.06
Total Accounts Receivable		-659.21	Gross Profit		141,989.06
Other Current Assets			<b>Expense</b>		
12000 · Undeposited Funds		298.00	NSF Check (return deposit items)		0.00
Total Other Current Assets		298.00	Write Off (Bad Debt Expense)		71.68
Total Current Assets		55,925.79	51000 · ACCOUNTING FEES		3,844.57
<b>TOTAL ASSETS</b>		<b>55,925.79</b>	52000 · Liability, D&O, Bonding Ins		983.00
<b>LIABILITIES &amp; EQUITY</b>			53500 · LICENSES AND FEES		185.00
<b>Equity</b>			54500 · MEETING EXPENSE		157.40
32000 · CAPITAL CONTRIBUTIONS		2,000.00	55000 · OFFICE EXPENSE		302.50
3900 · Retained Earnings		23,322.14	55005 · Association Events		178.00
39996 · RETAINED EARNING		21,407.14	62500 · INTERNET SERVICE		64,431.62
Net Income		9,196.51	64500 · TRASH COLLECTION		25,968.30
Total Equity		55,925.79	64600 · COMMON AREAS MAINTENANCE		145.00
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>55,925.79</b>	75300 · LANDSCAPING - CONTRACT		29,397.46
			75400 · LANDSCAPING - NON-CONTRACT		6,356.68
			85500 · WEBSITE EXPENSE		751.34
			85510 · Bank Service Charges		20.00
			Total Expense		132,792.55
			Net Ordinary Income		9,196.51
			Net Income		9,196.51

December 2023 Budget vs Actual	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
41000 · ASSESSMENT INCOME	141,848.00	141,848.00	0.00	100.0%
41500 · Fee Income	60.00	100.00	-40.00	60.0%
43000 · INTEREST INCOME	31.06	100.00	-68.94	31.06%
44000 · Misc income	25.00			
45010 · Returned Check Charges	25.00			
Total Income	141,989.06	142,048.00	-58.94	99.96%
Gross Profit	141,989.06	142,048.00	-58.94	99.96%
<b>Expense</b>				
Write Off (Bad Debt Expense)	71.68			
51000 · ACCOUNTING FEES	3,844.57	4,654.00	-809.43	82.61%
52000 · Liability, D&O, Bonding Ins	983.00	1,000.00	-17.00	98.3%
53500 · LICENSES AND FEES	185.00	70.00	115.00	264.29%
54500 · MEETING EXPENSE	157.40			
55000 · OFFICE EXPENSE	302.50	250.00	52.50	121.0%
55005 · Association Events	178.00	650.00	-472.00	27.39%
62500 · INTERNET SERVICE	64,431.62	64,260.00	171.62	100.27%
64500 · TRASH COLLECTION	25,968.30	25,347.00	621.30	102.45%
64600 · COMMON AREAS MAINTENANCE	145.00			
75300 · LANDSCAPING - CONTRACT	29,397.46	30,000.00	-602.54	97.99%
75400 · LANDSCAPING - NON-CONTRACT	6,356.68	15,835.00	-9,478.32	40.14%
85500 · WEBSITE EXPENSE	751.34			
85510 · Bank Service Charges	20.00			
Total Expense	132,792.55	142,066.00	-9,273.45	93.47%
Net Ordinary Income	9,196.51	-18.00	9,214.51	-51,091.72%
Net Income	9,196.51	-18.00	9,214.51	-51,091.72%