

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

**Date and time: Tuesday, March 12, 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:

Joseph Rispoli, 1749 Mattox 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 16, 2024, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Doench, seconded by Mr. Dixon, the minutes of the January 16, 2024, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Hamil presented the report as provided for February 2024 (see attached). He reported that we successfully transferred all funds from Capital One to two new, higher interest-bearing accounts at Virginia National Bank. The two new accounts are one 9-month Certificate of Deposit and a Money Market account. The previous standard savings account at Capital One has been closed.

Mr. Hamil also gave an update on the \$9,196 net income recognized in 2023. \$3,479 of this was used to settle the dispute on our account balance with GFL and provide a final resolution to the on-going issue with GFL.

A request was put forth by Mr. Doench to allocate the remaining net income balance of \$5,717 to fund common area projects that were started in 2023 but, due to weather & scheduling challenges, were not completed in the calendar year. The question was raised if this request would use all remaining net income funds from 2023, to which Mr. Hamil reported that it would.

On a motion by Mr. Dixon, seconded by Mr. Dobson, the board unanimously approved that \$5,717 of the 2023 net income amount be allocated to cover non-contract landscaping work as requested.

5. Committee reports

- a. Architectural Review Board Committee: Mr. Liverman reported that no new ARB requests have been made yet. The ARB still intends to proceed with creating digital copies of ARB records but to date no tangible progress has been made.
- b. Common Areas Committee: Mr. Doench reported on the continued progress with Mr. Dixon on the bridge being rebuilt on the trail behind Hatcher & Turnstone. The winter pruning has been done as the Autumn Olive cleanup project is almost complete, pending drier weather to be finished. The seasonal mowing will begin soon, and estimations will get evaluated on keeping areas cleared that just had the Autumn Olives removed.

A question was raised with regards to consider the use of herbicide to kill off overgrowth, especially where Autumn Olives were cleared. Mr. Doench responded that he's following the guidance of the company that did the clearing and that regular weed whacking should keep these areas clear. Mr. Doench also reported that the committee plans to continue to review annuals and other plantings around the neighborhood entrance signs.

- c. Community Relations Committee: Mr. Dixon reported the March Madness pool will be held again, with an email going out to the community soon. Mr. Dixon reported that the yard sale should again not be held this year as online services like Craig's List and Facebook Market have resulted in these events not gaining much attention. The board agreed with that assessment. Mr. Dixon will coordinate with Mr. Dobson to help establish a date for the bulk trash pickup with GFL. The committee is also beginning to consider the Summer Block party even. Tentatively looking to hold it the first weekend of June on Ridgetop and will look into providing a food truck.

6. Update to calendar of board meetings for 2024.

Mr. Wasserman notified the board of a need to reschedule the September board meeting to September 3rd.

7. Comments on items no on the agenda:

Mr. Wasserman spoke on the issue where new recycle bins were delivered from GFL but not to all homes, and no notice had been given the new bins were being delivered. He followed up with GFL and they intend to come back to deliver new bins to missed homes on 3/19. An email will be sent out informing owners.

8. Next regular board meeting:

The next board meeting will be held on May 28th, 2024, at 8pm on the Zoom meeting platform.

9. Adjournment

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

Respectfully submitted,

Bryan Hamil  
Secretary/Treasurer

Mosby Mountain Community Association, Inc. – March 12, 2024, Board Meeting

February 2024 Balance Sheet	Feb 29, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	58,465.96
10600 · VNB Money Market #8868	6,084.00
10700 · VNB Cert of Deposit #0888	25,000.00
Total Checking/Savings	89,549.96
Accounts Receivable	
11000 · Accounts Receivable	-18,869.89
Total Accounts Receivable	-18,869.89
Total Current Assets	70,680.07
<b>TOTAL ASSETS</b>	<b>70,680.07</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	29,312.96
39996 · RETAINED EARNING	21,407.14
Net Income	17,959.97
Total Equity	70,680.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>70,680.07</b>

February 2024 YTD P&L	Jan - Feb 24
<b>Ordinary Income/Expense</b>	
Income	
41000 · ASSESSMENT INCOME	37,250.00
43000 · INTEREST INCOME	1.53
Total Income	37,251.53
Gross Profit	
Expense	
NSF Check (return deposit items)	1,192.00
54500 · MEETING EXPENSE	157.40
62500 · INTERNET SERVICE	10,710.00
64500 · TRASH COLLECTION	4,865.95
75300 · LANDSCAPING - CONTRACT	2,356.21
85510 · Bank Service Charges	10.00
Total Expense	19,291.56
Net Ordinary Income	17,959.97
Net Income	17,959.97

February 2024 Budget vs Actual	Jan - Feb 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
Income				
41000 · ASSESSMENT INCOME	37,250.00	35,462.00	1,788.00	105.04%
41500 · Fee Income	0.00	18.75	-18.75	0.0%
43000 · INTEREST INCOME	1.53	7.50	-5.97	20.4%
Total Income	37,251.53	35,488.25	1,763.28	104.97%
Gross Profit				
Expense				
NSF Check (return deposit items)	1,192.00			
51000 · ACCOUNTING FEES	0.00	806.66	-806.66	0.0%
53500 · LICENSES AND FEES	0.00	17.50	-17.50	0.0%
54500 · MEETING EXPENSE	157.40			
55000 · OFFICE EXPENSE	0.00	41.70	-41.70	0.0%
55005 · Association Events	0.00	247.50	-247.50	0.0%
62500 · INTERNET SERVICE	10,710.00	10,710.00	0.00	100.0%
64500 · TRASH COLLECTION	4,865.95	2,330.42	2,535.53	208.8%
75300 · LANDSCAPING - CONTRACT	2,356.21	4,393.00	-2,036.79	53.64%
75400 · LANDSCAPING - NON-CONTRACT	0.00	2,333.30	-2,333.30	0.0%
85510 · Bank Service Charges	10.00			
Total Expense	19,291.56	20,880.08	-1,588.52	92.39%
Net Ordinary Income	17,959.97	14,608.17	3,351.80	122.95%
Net Income	17,959.97	14,608.17	3,351.80	122.95%