

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

Date and time: Tuesday, May 26, 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
Ryan Liverman, Director, 1647 Hubbard Court
Stacey Diefenderfer, Director, 2011 Ridgetop Drive

Other members present via Zoom:

Jim Peterson, 1969 Ridgetop Drive
Dora DeGeorge, 1629 Hubbard Court
Chris Boggs, 1671 Hubbard Court
Dennis Lo, 1981 Ridgetop Drive
Jaymie Dixon, 1147 Turnstone Drive

1. Welcome and introductions

President Steve Wasserman called the meeting to order at 8:00 pm.

2. Adoption of agenda

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

3. Approval of the March 12, 2024, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Ms. Diefenderfer, seconded by Mr. Wasserman, the minutes of the March 12, 2024, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Wasserman presented the report as provided to him by Mr. Hamil for April 2024 (see attached).

- Income is consistent with where we were this same period last year.

- Expenses are also consistent with the same time period last year. We are over budget on non-contract landscaping due to the previous board approval to spend excess 2023 funds.

- GFL had overcharged us on the previous month's invoice. After a follow-up with our account manager, Ken, at GFL this is resolved. Per Ken this was a simple typo mistake and should be corrected in the next invoice.

- We are currently handling a transition with our accountant. Lori at RFC is on extended leave, so we are working with a new accountant at that firm who is covering for her. No issues as we work to ensure a smooth transition.

5. Committee reports

- a. Architectural Review Board Committee: Mr. Liverman reported that they have received and approved 4 applications related to deck/patio repairs and replacements. 1 request for a home sale disclosure packet was completed as well. The ARB is having ongoing discussions on how to best have ongoing mailbox maintenance managed within the neighborhood.

- b. Common Areas Committee: No report given.
- c. Community Relations Committee: Mr. Wasserman reported that last quarter the bulk trash pickup took place as well as the neighborhood March Madness pool.

Due to the lack of availability of any food truck options and the notable lack of interest in a potluck format, the spring block party is not going to be held this year. The committee is evaluating a movie event of a fall block party event tentatively for Saturday, September 28th.

Also, worth noting that the GFL trash service had been moved back one day on this current week due to the Memorial Day holiday.

6. Comments on items not on the agenda:

Mr. Wasserman had received a notice from Mountain Valley Farms that there is a drainage area on their property that is actually for Mosby Mountain (drainage from Ridgetop). This was new information and will now be included in the reserve fund review, which may require making adjustments in an upcoming meeting.

Mr. Boggs raised concerns about speeding of traffic coming down Ambrose Commons, witnessed by him and others when out walking through the neighborhood. He wanted to bring to the Board's attention this concern and inform us of a VDOT program that would allow for a traffic study of the roadway. From this study VDOT would provide a proposal for possible solutions to address identified issues, like regular speeding. Conducting this study would require 50% approval from the community. There was general consensus on pursuing this study and Ms. Diefenderfer offered to help find out additional information to share back with the Board.

Mr. Lo raised questions regarding the recent car break ins reported in our neighborhood, specifically understanding the information provided from the Board via email compared to posts made by individuals on the Mosby Mountain Facebook site. Mr. Dobson provided additional context about the car break ins as had been shared with him by the Albemarle PD – which was that this appears to be some kind of an organized effort across all of the Charlottesville/Albemarle area and is a crime of opportunity to gain entry into cars that are unlocked.

Mr. Wasserman stated that the Facebook site is not an official form of Board communications but a medium for individual neighbor outreach and information sharing. Mr. Wasserman offered to send out a communication to members clarifying this and Mr. Liverman will work to update the Facebook page description accordingly.

Mr. Wasserman shared that a Mosby resident has raised the question about looking to install dog poop bag stations within the neighborhood. This was raised through Mr. Doench as the Community Relations Chair and the board will defer discussing this until Mr. Doench is present.

7. Next regular board meeting:

The next board meeting will be held on July 9th, 2024, at 8pm on the Zoom meeting platform.

8. Adjournment

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

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

April 2024 Balance Sheet	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	41,789.39
10600 · VNB Money Market #0687	6,118.88
10700 · VNB Cert of Deposit #0888	25,000.00
Total Checking/Savings	72,908.27
Accounts Receivable	
11000 · Accounts Receivable	-6,531.57
Total Accounts Receivable	-6,531.57
Other Current Assets	
12000 · Undeposited Funds	5,066.00
Total Other Current Assets	5,066.00
Total Current Assets	71,442.70
TOTAL ASSETS	71,442.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-24.99
Total Accounts Payable	-24.99
Total Current Liabilities	-24.99
Total Liabilities	-24.99
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	29,312.96
39996 · RETAINED EARNING	21,407.14
Net Income	18,747.59
Total Equity	71,467.69
TOTAL LIABILITIES & EQUITY	71,442.70

April 2024 YTD P&L	Jan - Apr 24
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	72,712.00
41500 · Fee Income	55.00
43000 · INTEREST INCOME	36.41
45010 · Returned Check Charges	25.00
Total Income	72,828.41
Gross Profit	72,828.41
Expense	
NSF Check (return deposit items)	0.00
51000 · ACCOUNTING FEES	611.06
54500 · MEETING EXPENSE	157.40
55000 · OFFICE EXPENSE	5.50
55005 · Association Events	120.22
62500 · INTERNET SERVICE	21,581.86
64500 · TRASH COLLECTION	9,769.94
75300 · LANDSCAPING - CONTRACT	9,424.84
75400 · LANDSCAPING - NON-CONTRACT	12,400.00
85510 · Bank Service Charges	10.00
Total Expense	54,080.82
Net Ordinary Income	18,747.59
Net Income	18,747.59

April 2024 Budget vs Actual	Jan - Apr 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	72,712.00	70,924.00	1,788.00	102.52%
41500 · Fee Income	55.00	37.50	17.50	146.67%
43000 · INTEREST INCOME	36.41	15.00	21.41	242.73%
45010 · Returned Check Charges	25.00			
Total Income	72,828.41	70,976.50	1,851.91	102.61%
Gross Profit	72,828.41	70,976.50	1,851.91	102.61%
Expense				
51000 · ACCOUNTING FEES	611.06	1,613.36	-1,002.30	37.88%
53500 · LICENSES AND FEES	0.00	35.00	-35.00	0.0%
54500 · MEETING EXPENSE	157.40			
55000 · OFFICE EXPENSE	5.50	83.36	-77.86	6.6%
55005 · Association Events	120.22	495.00	-374.78	24.29%
62500 · INTERNET SERVICE	21,581.86	21,420.00	161.86	100.76%
64500 · TRASH COLLECTION	9,769.94	9,321.67	448.27	104.81%
75300 · LANDSCAPING - CONTRACT	9,424.84	8,786.00	638.84	107.27%
75400 · LANDSCAPING - NON-CONTRACT	12,400.00	4,666.64	7,733.36	265.72%
85510 · Bank Service Charges	10.00			
Total Expense	54,080.82	46,421.03	7,659.79	116.5%
Net Ordinary Income	18,747.59	24,555.47	-5,807.88	76.35%
Net Income	18,747.59	24,555.47	-5,807.88	76.35%