

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

Date and time: Tuesday, May 13, 2025, 8:00 pm

Meeting location: Remotely over the internet via the Zoom meeting platform

Board members present via Zoom:

Ryan Liverman, President, 1647 Hubbard Court
Richard Dobson, Vice President, 1348 Singleton Lane
Stacey Diefenderfer, Director, 2011 Ridgetop Drive
Brian Doench, Director, 1712 Mattox Court
Ken Garrison, Director, 1371 Singleton Lane
Jim Peterson, Director, 1969 Ridgetop Dr

Other members present via Zoom:

Alan Brigish, 1854 Rhett Court
Chris Boggs, 1671 Hubbard Court

1. Welcome and introductions

President Ryan Liverman called the meeting to order.

2. Adoption of agenda

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

3. Approval of the March 19, 2025, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Dobson, seconded by Mr. Garrison, the minutes of the March 19, 2025, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Liverman presented the financial report on behalf of Mr. Hamil as of the end of April 2025 (see attached).

Update on account services - the handling of our account has been fully transitioned to Stacey at RFC. She has stayed on top of processing all checks as well as disseminating payments. The delays and issues experienced in Q1 have not happened again in Q2.

Financial Update (based on our *April Budget vs Actual*) - Accounting Fees is under budget due to pending invoices from Q1 as well as reimbursed charges from the service delays we experienced during Q1. This is expected to increase throughout the year as we resume regular payments to RFC for services rendered.

The "Bank Service Charges" will be recouped as part of a reduction in what we will pay for accounting fees.

Trash Collection - GFL has implemented their contractual increase in our monthly rate as of May 1.

Mr. Peterson raised a question regarding the amount being kept within our reserve fund. It was requested to have Mr. Hamil review past board commitments and provide an update in the next meeting on increasing this reserve amount by \$1,800.

Mr. Dobson asked about the expenses being so far under our budgeted expenses. Mr. Liverman confirmed this is due to delayed invoices and expenses related to our accounting fees as well as non-contractual landscaping.

5. Update on Brightspeed

Mr. Liverman reported on the latest with the digging by Brightspeed contractors to lay new fiber lines. To date the explained plan from the contractors is to conduct the digging only along one side of each road way. Our only contact is with the contractor and so we have no meaningful updates or new information on the plans.

6. Committee reports

- a. Architectural Review Board Committee: Mr. Dobson reported that we've had two home sales and no new ARB application submissions.
- b. Common Areas Committee: Mr. Doench reported that work is being done along Ambrose Commons to improve water runoff and reduce erosion along our trails in that area. Another trail maintenance is planned for later this spring. Mr. Doench is also starting to solicit bids for a new common areas contract.
- c. Community Relations Committee: Ms. Diefenderfer reported that there is not anything currently planned. She will consider a neighborhood survey to solicit new ideas on neighborhood events to consider as our neighborhood dynamic continues to change.

7. Comments on items not on the agenda:

Mr. Peterson wanted to raise a request that we need to start recruiting for new board members to ensure we maintain a full board beyond this year. A proposal was made to have Mr. Liverman appoint a nomination committee now to identify future board member candidates.

8. Next regular board meeting:

The next board meeting will be held on July 22 at 7pm.

9. Adjournment

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

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

April 2025 Balance Sheet		Apr 30, 25	April 2025 YTD P&L		Jan 1 - Apr 25, 25
ASSETS			Ordinary Income/Expense		
Current Assets			Income		
Checking/Savings			41000 · ASSESSMENT INCOME		73,173.74
10300 · Cash - VNB - 6409	44,243.76		41500 · Fee Income		-31.89
10600 · VNB Money Market #0687	6,228.86		43000 · INTEREST INCOME		268.64
10700 · VNB Cert of Deposit #0888	26,246.44		Total Income		73,410.49
Total Checking/Savings	76,719.06		Gross Profit		73,410.49
Accounts Receivable			Expense		
11000 · Accounts Receivable	-919.02		51000 · ACCOUNTING FEES		350.90
Total Accounts Receivable	-919.02		53500 · LICENSES AND FEES		80.00
Total Current Assets	75,800.04		56200 · SOCIAL ACTIVITIES		50.00
TOTAL ASSETS	75,800.04		62500 · INTERNET SERVICE		21,420.00
LIABILITIES & EQUITY			64500 · TRASH COLLECTION		9,758.00
Equity			75300 · LANDSCAPING - CONTRACT		8,807.60
32000 · CAPITAL CONTRIBUTIONS	2,000.00		85510 · Bank Service Charges		117.32
3900 · Retained Earnings	24,470.22		Total Expense		40,583.82
39996 · RETAINED EARNING	21,407.14		Net Ordinary Income		32,826.67
Net Income	27,922.68		Net Income		32,826.67
Total Equity	75,800.04				
TOTAL LIABILITIES & EQUITY	75,800.04				

April 2025 Budget vs Actual		Jan 1 - Apr 25, 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
41000 · ASSESSMENT INCOME	73,173.74	66,540.83	6,632.91	109.97%	
41500 · Fee Income	-31.89	34.38	-66.27	-92.76%	
43000 · INTEREST INCOME	268.64	14.38	254.26	1,868.15%	
Total Income	73,410.49	66,589.59	6,820.90	110.24%	
Gross Profit	73,410.49	66,589.59	6,820.90	110.24%	
Expense					
51000 · ACCOUNTING FEES	350.90	1,608.02	-1,257.12	21.82%	
51500 · BANK CHARGES	0.00	0.00	0.00	0.0%	
52000 · Liability, D&O, Bonding Ins	0.00	0.00	0.00	0.0%	
53500 · LICENSES AND FEES	80.00	0.00	80.00	100.0%	
55000 · OFFICE EXPENSE	0.00	79.89	-79.89	0.0%	
56200 · SOCIAL ACTIVITIES	50.00	474.38	-424.38	10.54%	
62500 · INTERNET SERVICE	21,420.00	20,527.50	892.50	104.35%	
64500 · TRASH COLLECTION	9,758.00	9,600.78	157.22	101.64%	
75300 · LANDSCAPING - CONTRACT	8,807.60	9,303.12	-495.52	94.67%	
75400 · LANDSCAPING - NON-CONTRACT	0.00	4,472.20	-4,472.20	0.0%	
85510 · Bank Service Charges	117.32	0.00	117.32	100.0%	
Total Expense	40,583.82	46,065.89	-5,482.07	88.1%	
Net Ordinary Income	32,826.67	20,523.70	12,302.97	159.95%	
Net Income	32,826.67	20,523.70	12,302.97	159.95%	