

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

Date and time: Tuesday, July 22, 2025, 7:00 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
Bryan Hamil, Secretary/Treasurer, 1230 Hatcher Court
Stacey Diefenderfer, Director, 2011 Ridgetop Drive
Brian Doench, Director, 1712 Mattox Court
Ken Garrison, Director, 1371 Singleton Lane
Jim Peterson, Director, 1969 Ridgetop Dr

1. Welcome and introductions

President Ryan Liverman called the meeting to order at 7:02pm.

2. Adoption of agenda

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

3. Approval of the May 13, 2025, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Garrison, seconded by Mr. Hamil, the minutes of the May 13, 2025, board meeting minutes were unanimously approved.

4. Treasurer's Report

Mr. Hamil presented the financial report as of the end of June 2025 (see attached).

Update on the state of the reserve fund – In response to a request from Mr. Peterson, Mr. Hamil conducted a review of the board approved reserve fund amount against the actual amount. As part of this review Mr. Hamil confirmed to the board that we will add \$5,000 from our regular operational expense account into the reserve fund account. This will bring the reserve fund amount up to the expected amount based on the approved 2024 reserve study. The extra funding is from the prior years' excess income amounts that were never specifically moved into the reserve fund account.

Mr. Hamil also reported that the CD holding part of the reserve fund has come up for renewal and we will look to renew in a new CD to secure the highest rate possible.

Mr. Hamil made a note to the board that, based on the increase in interest income, MMCA has now taken on an additional tax liability. We will work with our accounting firm to identify ways to reduce that tax liability as part of the 2025 tax return.

5. Committee reports

- a. Architectural Review Board Committee: Mr. Dobson reported we've had 1 ARB request which was approved. He will be sending a reminder to members that the ARB needs a 30 day notice period for any requests. He reported that the ARB is addressing landscaping work that is being done by a homeowner which is impacting the common area along Ambrose Commons and ensuring the area is restored to its original state.
- b. Common Areas Committee: Mr. Doench reported that tree work for removing dead trees has been completed and they continue to evaluate any other trees in common areas that may require removal. They are also looking to install benches along the trails on Ambrose and Singleton in areas that have been recently cleared out. The board agreed the idea was a positive one for improving the cleared trail areas that are seeing more regular use by members. Mr. Doench will coordinate a review to outline options and costs. Mr. Doench is continuing to solicit estimates for renewing our landscape contract.

Committee reports contd.

- c. Community Relations Committee: Ms. Diefenderfer had nothing to report as there are no planned activities during the summer. She will look to solicit event ideas from the neighborhood as the summer winds down.

6. Update on Brightspeed

Mr. Liverman reported that Brightspeed has stopped all work at this point. We have identified a contact with Brightspeed and submitted a complaint with them regarding the state of how they left things when work stopped. They have confirmed that their work is not complete, but they have no timeline for when their crew might return.

7. Comments on items not on the agenda:

Mr. Liverman reported on continuing to solicit interest in future board membership. He has received some positive responses that he is following up on.

8. Next regular board meeting:

The next board meeting will be determined later based on board member availability.

9. Adjournment

On a motion by Mr. Hamil, seconded by Ms. Diefenderfer, the meeting was adjourned at 8:23pm.

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

June 2025 Balance Sheet	Jun 30, 25		June 2025 YTD P&L	Jan - Jun 25
ASSETS				
Current Assets			Ordinary Income/Expense	
Checking/Savings			Income	
10300 · Cash - VNB - 6409	33,768.33		41000 · ASSESSMENT INCOME	73,503.74
10600 · VNB Money Market #0687	6,244.06		41500 · Fee Income	-31.89
10700 · VNB Cert of Deposit #0888	26,246.44		43000 · INTEREST INCOME	283.84
Total Checking/Savings	66,258.83		45010 · Returned Check Charges	25.00
Accounts Receivable			Total Income	73,780.69
11000 · Accounts Receivable	-15,255.38		Gross Profit	73,780.69
Total Accounts Receivable	-15,255.38		Expense	
Total Current Assets	51,003.45		51000 · ACCOUNTING FEES	1,779.42
TOTAL ASSETS	51,003.45		53500 · LICENSES AND FEES	80.00
LIABILITIES & EQUITY			56200 · SOCIAL ACTIVITIES	50.00
Liabilities			56500 · TAXES	237.39
Current Liabilities			62500 · INTERNET SERVICE	32,130.00
Accounts Payable			64500 · TRASH COLLECTION	12,295.08
20000 · Accounts Payable	-10,318.98		75300 · LANDSCAPING - CONTRACT	13,661.40
Total Accounts Payable	-10,318.98		85510 · Bank Service Charges	102.33
Total Current Liabilities	-10,318.98		Total Expense	60,335.62
Total Liabilities	-10,318.98		Net Ordinary Income	13,445.07
Equity			Net Income	13,445.07
32000 · CAPITAL CONTRIBUTIONS	2,000.00			
3900 · Retained Earnings	24,470.22			
39996 · RETAINED EARNING	21,407.14			
Net Income	13,445.07			
Total Equity	61,322.43			
TOTAL LIABILITIES & EQUITY	51,003.45			

June 2025 Budget vs Actual	Jan 1 - Jul 7, 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	108,578.74	80,785.65	27,793.09	134.4%
41500 · Fee Income	-31.89	41.73	-73.62	-76.42%
43000 · INTEREST INCOME	283.84	23.35	260.49	1,215.59%
45010 · Returned Check Charges	25.00	0.00	25.00	100.0%
Total Income	108,855.69	80,850.73	28,004.96	134.64%
Gross Profit	108,855.69	80,850.73	28,004.96	134.64%
Expense				
51000 · ACCOUNTING FEES	1,779.42	2,611.61	-832.19	68.14%
53500 · LICENSES AND FEES	80.00	0.00	80.00	100.0%
55000 · OFFICE EXPENSE	0.00	129.72	-129.72	0.0%
56200 · SOCIAL ACTIVITIES	50.00	770.44	-720.44	6.49%
56500 · TAXES	237.39	0.00	237.39	100.0%
62500 · INTERNET SERVICE	37,485.00	33,339.19	4,145.81	112.44%
64500 · TRASH COLLECTION	14,832.16	15,592.84	-760.68	95.12%
75300 · LANDSCAPING - CONTRACT	16,088.30	15,109.41	978.89	106.48%
75400 · LANDSCAPING - NON-CONTRACT	0.00	7,263.42	-7,263.42	0.0%
85510 · Bank Service Charges	102.33	0.00	102.33	100.0%
Total Expense	70,654.60	74,816.63	-4,162.03	94.44%
Net Ordinary Income	38,201.09	6,034.10	32,166.99	633.09%
Net Income	38,201.09	6,034.10	32,166.99	633.09%