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

Date and time: Wednesday, September 17, 2025, 7:00 pm
Meeting location: 1647 Hubbard Court

Board members present:
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
Ken Garrison, Director, 1371 Singleton Lane
Jim Peterson, Director, 1969 Ridgetop Dr

Additional attendees:
Anita Wiggins, 1927 Ridgetop Drive

1. Welcome and introductions

   President Ryan Liverman called the meeting to order at 7:00pm.

2. Adoption of agenda

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

3. Approval of the July 22, 2025, board meeting minutes (posted on the mosbymountain.org website)

   On a motion by Mr. Garrison, seconded by Mr. Hamil, the minutes of the July 22, 2025, board meeting minutes were unanimously approved.

4. Treasurer's Report

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

   In response to a request from the previous board meeting, Mr. Hamil highlighted the balance sheet now contains a clear line representing the MMCA reserve fund amount.
   Mr. Hamil provided an update on the budget vs actual expenses, indicating the current surplus is based on non-contract landscaping and account fees both trending behind on actual expenses. It was noted that there are expected expenses to be incurred during Q4 that will likely reduce this income surplus.

   a. Review 2026 Budget for Adoption (see attached)

   Mr. Hamil presented the board the proposed budget for 2026. He outlined the increase in interest income based on our reserve fund accounts which will be fully allocated towards the tax expense and addition to reserve fund expense line items. Accounting expenses for 2026 have been adjusted based on hourly rate times the average for hours charged by RFC over the past 3 years. Lastly, HOA Events expenses as well as the budgeted expense for non-contract landscaping are both reduced to offset the increased expense of the new landscaping contract.
   Mr. Hamil reported that the end result in the proposed budget was a 3% increase in HOA dues to $315 per home per quarter for 2026.

   On a motion by Mr. Dobson, seconded by Mr. Garrison, the board unanimously approved to adopt the proposed budget for 2026.

5. 2025 Reserve Study: Mr. Liverman drafted an update to the 2022 reserve study and disseminated that to the board members. Mr. Peterson noted that the 2025 reserve study starting fund amount should be updated to equal the current amount listed in the now approved 2026 budget. Mr. Liverman agreed with making this update.
   On a motion by Ms. Diefenderfer, seconded by Mr. Peterson, the board unanimously approved to adopt the updated reserve study as provided by Mr. Liverman.

6. Committee reports
    a. Architectural Review Board Committee: Mr. Dobson reported we've had 2 ARB requests and both were approved along with 1 HOA packet related to a pending home sale. He confirmed that landscape work being done on Ambrose has been cleaned up and the area restored.

    b. Common Areas Committee: Mr. Liverman reported on behalf of Mr. Doench that we have received the new landscape contract from Dos Amigos with an initial cost increase of 3% and the contract does include clarification to have the regular clean up of our trails done 4 times each year. New benches have been built and installed at the trails near Singleton and off of Ambrose. A special thanks to Jim Peterson for handling that work. And we also continue to remove fallen trees on the trail between Singleton and Ridgetop along with evaluating options to address clean up of the areas on both sides of Ambrose near the guard rails.

       On a motion by Mr. Dobson, seconded by Mr. Peterson, the board unanimously approved the new landscape contract with Dos Amigos starting in 2026.

    c. Community Relations Committee: Ms. Diefenderfer will work with Mr. Liverman to send out a survey to solicit ideas and interest in various community events. Due to low attendance in previous events, the survey will help with understanding the desire for continuing events like the Halloween party or movie night.

7. Board Membership for 2026

   Mr. Liverman present the table outlining board membership and the requirements for current members rolling off as well as those eligible for serving in 2026. He confirmed there has been interest in new members willing to serve on the board.

   A motion was raised by Mr. Liverman for the appointment of a nominating committee of the whole to include all current board members. This was seconded by Mr. Dobson and the board unanimously approved.

8. Comments on items not on the agenda:

   Mr. Liverman provided clarification on the Brightspeed work that while this was currently on hold, it could resume at any point in the future.

9. Next regular board meeting:

   Annual meeting of the members on 12/2 at 7pm.

10. Adjournment

    On a motion by Mr. Hamil, seconded by Mr. Dobson, the meeting was adjourned at 8:09pm.

Respectfully submitted,

Bryan Hamil
Secretary/Treasurer

August 2025 Balance Sheet	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
10300 · Cash - VNB - 6409	33,506.17
MMCA Reserve Fund	*37,561.75*
Total Checking/Savings	71,067.92
Accounts Receivable	
11000 · Accounts Receivable	-8,478.95
Total Accounts Receivable	-8,478.95
Total Current Assets	62,588.97
TOTAL ASSETS	62,588.97
LIABILITIES & EQUITY	
Equity	
32000 · CAPITAL CONTRIBUTIONS	2,000.00
3900 · Retained Earnings	24,470.22
39996 · RETAINED EARNING	21,407.14
Net Income	14,711.61
Total Equity	62,588.97
TOTAL LIABILITIES & EQUITY	62,588.97

August 2025 YTD P&L	Jan 1 - Sep 11, 25
Ordinary Income/Expense	
Income	
41000 · ASSESSMENT INCOME	109,188.74
41500 · Fee Income	-31.89
43000 · INTEREST INCOME	555.09
45010 · Returned Check Charges	25.00
Total Income	109,736.94
Gross Profit	109,736.94
Expense	
51000 · ACCOUNTING FEES	2,584.10
53500 · LICENSES AND FEES	105.00
56200 · SOCIAL ACTIVITIES	50.00
56500 · TAXES	287.39
62500 · INTERNET SERVICE	48,195.00
64500 · TRASH COLLECTION	22,468.39
75300 · LANDSCAPING - CONTRACT	20,942.10
75400 · LANDSCAPING - NON-CONTRACT	5,600.00
82500 · LANDSCAPE IMPROVEMENTS	5,000.00
85510 · Bank Service Charges	112.33
Total Expense	105,344.31
Net Ordinary Income	4,392.63
Net Income	4,392.63

August 2025 Budget vs Actual	Jan 1 - Sep 11, 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
41000 · ASSESSMENT INCOME	109,188.74	108,885.00	303.74	100.28%
41500 · Fee Income	-31.89	56.25	-88.14	-56.69%
43000 · INTEREST INCOME	555.09	31.38	523.71	1,768.93%
45010 · Returned Check Charges	25.00	0.00	25.00	100.0%
Total Income	109,736.94	108,972.63	764.31	100.7%
Gross Profit	109,736.94	108,972.63	764.31	100.7%
Expense				
51000 · ACCOUNTING FEES	2,584.10	3,509.66	-925.56	73.63%
53500 · LICENSES AND FEES	105.00	0.00	105.00	100.0%
55000 · OFFICE EXPENSE	0.00	174.32	-174.32	0.0%
56200 · SOCIAL ACTIVITIES	50.00	1,035.38	-985.38	4.83%
56500 · TAXES	287.39	0.00	287.39	100.0%
62500 · INTERNET SERVICE	48,195.00	44,803.50	3,391.50	107.57%
64500 · TRASH COLLECTION	22,468.39	20,954.74	1,513.65	107.22%
75300 · LANDSCAPING - CONTRACT	20,942.10	20,305.06	637.04	103.14%
75400 · LANDSCAPING - NON-CONTRACT	5,600.00	9,761.10	-4,161.10	57.37%
Total Expense	100,231.98	100,543.76	-311.78	99.69%
Net Ordinary Income	9,504.96	8,428.87	1,076.09	112.77%
Net Income	9,504.96	8,428.87	1,076.09	112.77%

MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- BUDGET 2026

Categories	22 Budget	22 Actual	23 Budget	23 Actual	24 Budget	24 Actual	25 Budget	25 Projected	26 Budget
Assessment Income	$ 103,173.00	$ 106,661.92	$ 141,848.00	$ 141,848.00	$ 141,848.00	$ 143,297.58	$ 145,180.00	$ 145,180.00	*$ 149,940.00*
Fee Income	$ 50.00	$ 35.00	$ 100.00	$ 60.00	$ 75.00	$ 155.00	$ 75.00	$ -	$ 75.00
Disclosure Packet	$ -				$ -			$ -	$ -
Interest Income	$ 100.00	$ 31.05	$ 100.00	$ 31.06	$ 45.00	$ 1,124.19	$ 45.00	$ 544.00	$ 545.00
Misc Income	$ -			$ 50.00	$ -	$ 25.00		$ 25.00	$ -
Total Income	**$ 103,323.00**	**$ 106,727.97**	**$ 142,048.00**	**$ 141,989.06**	**$ 141,968.00**	**$ 144,601.77**	**$ 145,300.00**	**$ 145,749.00**	**$ 150,560.00**
Write Off (Bad Debt Expense)				$ 71.68					
Accounting	$ 4,475.00	$ 3,056.96	$ 4,654.00	$ 3,844.57	$ 4,840.16	$ 3,829.71	$ 5,033.77	$ 4,069.30	$ 4,000.00
Bank Charges	$ -	$ 25.00		$ 20.00		$ 10.00		$ 10.00	$ -
Liability, DBO, Bonding Ins/ins general 66350	$ 1,000.00	$ 974.00	$ 1,000.00	$ 983.00	$ 1,000.00	$ 1,006.00	$ 1,000.00	$ 1,000.00	$ 1,000.00
Legal	$ -							$ -	
Taxes and Licenses	$ 70.00	$ 25.00	$ 70.00	$ 185.00	$ 70.00	$ 25.00	$ 70.00	$ 80.00	$ 70.00
Meeting Expense	$ -			$ 157.40		$ 157.40		$ -	$ -
Office Expense	$ 250.00	$ 232.00	$ 250.00	$ 302.50	$ 250.00	$ 261.50	$ 250.00	$ 250.00	$ 275.00
Website Expense	$ -			$ 751.34				$ -	$ -
Other Services	$ -							$ -	
Association events/activities 56200	$ 650.00	$ 189.13	$ 650.00	$ 178.00	$ 1,485.00	$ 569.11	$ 1,485.00	$ 461.42	$ 700.00
Memberships								$ -	
Miscellaneous expense								$ -	
Common area maintenance ("contract")*	$ 27,868.00	$ 27,828.00	$ 30,000.00	$ 29,397.46	$ 26,358.00	$ 28,274.52	$ 29,122.80	$ 29,636.46	$ 40,376.00
Misc Common Area Improvements	$ -							$ -	
Landscaping - Noncontracting	$ 5,000.00	$ 10,922.07	$ 15,835.00	$ 6,501.68	$ 14,000.00	$ 21,603.47	$ 14,000.00	$ 14,000.00	*$ 8,000.00*
Drainage / fencing 75200-82250 maintenance								$ -	
Signage/Sign Maintenance								$ -	
Mailbox Maintenance								$ -	
Trash Collection	$ 26,361.00	$ 25,327.28	$ 25,347.00	$ 25,968.30	$ 27,965.00	$ 29,285.94	$ 30,054.64	$ 30,054.64	$ 31,257.00
Fiber Internet Services	$ 37,485.00	$ 40,415.62	$ 64,260.00	$ 64,431.62	$ 64,260.00	$ 64,421.86	$ 64,260.00	$ 64,260.00	$ 64,260.00
Taxes on Interest Income								$ 288.00	$ 250.00
Addition to reserve fund					$ 1,500.00			$ 256.00	$ 295.00
Total Expense	**$ 103,159.00**	**$ 108,995.06**	**$ 142,066.00**	**$ 132,792.55**	**$ 141,728.16**	**$ 149,444.51**	**$ 145,276.21**	**$ 144,365.81**	**$ 150,483.00**
Net Income/Loss for the Year	**$ 164.00**	**$ (2,267.09)**	**$ (18.00)**	**$ 9,196.51**	**$ 239.84**	**$ (4,842.74)**	**$ 23.79**	**$ 1,383.19**	**$ 77.00**
Quarterly Dues	***$ 273.00***	**$ 273.00**	***$ 298.00***	**$ 298.00**	**$ 298.00**	**$ 298.00**	**$ 305.00**	***$ 305.00***	***$ 315.00***
Current Reserve Fund Balance					**$ 34,236.29**	**$ 32,206.66**	**$ 35,948.10**	***$ 38,058.45***	**$ 37,745.50**