

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

Date and time: Tuesday, September 15, 2026, 7:00 pm

Meeting location: Remotely over the internet via the Google Meet platform

Board members present via the Google Meet platform:

Ryan Liverman, President, 1047 Hubbard Court

Richard Dobson, Vice President, 1348 Singleton Lane

Jim Peterson, Secretary/Treasurer, 1969 Ridgetop Drive

Stacey Diefenderfer, Director, 2011 Ridgetop Drive

Ken Garrison, Director, 1371 Singleton Lane

Luke Roark, Director, 1347 Singleton Lane

Other members present via the Google Meet platform

Alan Brigish, 1854 Rhett Court

1. Welcome and introductions

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

2. Adoption of agenda

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

3. Approval of the June 16, 2026, board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Peterson seconded by Mr. Garrison, the minutes of the June 16, 2026, board meeting minutes were unanimously approved.

4. Approval of the September 1, 2026, special board meeting minutes (posted on the mosbymountain.org website)

On a motion by Mr. Dobson, seconded by Ms. Diefenderfer, the minutes of the September 1, 2026, special board meeting minutes were unanimously approved.

5. Treasurer's Report and adoption of 2027 budget

- a. Treasurers report: Mr. Peterson reported that the current account balances are \$44,539.47 for operations, and \$39,097.15 for the Reserve Fund. The amount of the Reserve Fund balance is now in compliance with the schedule as outlined and approved by the board in the Reserve Study. He called attention to the financial reports for the period ending July 31, 2026 (see attached spreadsheet, column E). Revenues and expenditures are within reasonable margins. There were no comments on the report.
- b. Adoption of 2027 budget: the proposed budget is displayed in column G of the attached spreadsheet. Items showing increases are accounting, liability insurance, taxes on interest income, and addition to Reserve Fund. It is anticipated that interest earned on the operations and Reserve Fund balances will be sufficient to bring the Reserve balance to the required amount of \$40,440.51 by the end of 2027. In sum, the proposed 2027 budget calls for an increase of dues from \$315.00 per quarter to \$322.00, which represents a 2 percent increase.

On a motion by Ms. Diefenderfer, seconded by Mr. Garrison, the proposed budget for 2027 was unanimously approved as distributed.

6. Review 2025 Reserve Study

Mr. Liverman noted that we are required to review the Reserve Study annually to assure that we have sufficient funds to cover major repairs or replacements to our capital assets such as the bridges and storm water basins.

On a motion by Mr. Peterson, seconded by Mr. Garrison, the Reserve Study review was unanimously approved.

7. Committee reports

- a. Architectural Review Board report: Mr. Dobson reported that five ARB requests have been processed, all of which were approved. There have not been any additional home sales, so no Resale Certificates have been issued.
- b. Common Areas Committee report: Mr. Roark noted the removal of the fallen tree on Ridgetop Drive and is waiting for the contractor's mobilization for the removal of trees at the Singleton Lane entrance. The budget looks good. Also, a wasp nest behind Hubbard Court has been bothering neighbors so that will be removed. Mr. Ryan reported that the orange pipe protruding on Singleton Lane was cut out and removed.
- c. Community Relations Committee report: Ms. Diefenderfer indicated there was nothing to report.

8. Nominating Committee for 2027 Board and Officers

On a motion by Mr. Liverman, seconded by Mr. Dobson, it was unanimously voted to appoint the members of the board to comprise the Nominating Committee and for the committee to report a slate of officers and directors no later than October 26.

9. Comments on items not on the agenda

A question was asked about Halloween, and it was the consensus that interest in the neighborhood event has declined over the years to the point it is no longer justified to continue to commit resources.

Mr. Brigish expressed his appreciation for the work of the board and asked what is known about the status of the installation of the fiber cable for Brightspeed. Mr. Liverman replied that it is his understanding that the work has been completed. He also noted that there are no additional developments on the damaged sewer line on Singleton discussed at the September 1 special board meeting.

10. Annual Meeting Date

Mr. Liverman confirmed that the Annual Meeting will be held on Tuesday, December 8, 2026, at 7:00 pm.

11. Adjournment

On a motion by Ms. Diefenderfer, seconded by Mr. Liverman, the meeting was adjourned at 7:39 pm.

Respectfully submitted,

James R. Peterson
Secretary/Treasurer

	MOSBY MOUNTAIN COMMUNITY ASSOCIATION, INC. -- DRAFT BUDGET 2027									
				15-Sep-26						
		A	B	C	D	E	F	G		
					Rvsd 1-20-26	26 Actual	2026			
Code	Categories	24 Actual	25 Budget	25 Actual	26 Budget	thru 7/31/26	Projected	27 Budget		
41000	Assessment Income	\$ 143,297.58	\$ 145,180.00	\$ 144,618.74	\$ 149,940.00	\$ 99,050.15	\$149,940.00	\$153,272.00		
41500	Fee Income	\$ 155.00	\$ 75.00	\$ (31.89)	\$ 75.00	\$ 25.00	\$25.00	\$75.00		
42000	Disclosure Packet									
43000	Interest Income	\$ 1,124.19	\$ 45.00	\$ 849.10	\$ 545.00	\$ 1,258.61	\$2,100.00	\$2,200.00		
45010	Returned check charges			\$ 25.00						
44000	Misc Income	\$ 25.00			\$ -					
	Total Income	\$ 144,601.77	\$ 145,300.00	\$ 145,460.95	\$ 150,560.00	\$ 100,333.76	\$152,065.00	\$155,547.00		
	Write Off (Bad Debt Expense)									
51000	Accounting	\$ 3,829.71	\$ 5,033.77	\$ 3,884.35	\$ 4,000.00	\$ 3,364.97	\$6,000.00	\$6,500.00		
51500	Bank Charges	\$ 10.00		\$ 132.33		\$ 92.33	\$92.33	\$50.00		
52000	Liability, DBO, Bonding Ins/ins general 66350	\$ 1,006.00	\$ 1,000.00		\$ 1,000.00		\$1,660.00	\$1,800.00		
53000	Legal									
53500	Licenses and fees	\$ 25.00	\$ 70.00	\$ 105.00	\$ 70.00	\$ 80.00	\$80.00	\$100.00		
54500	Meeting Expense	\$ 157.40								
55000	Office Expense	\$ 261.50	\$ 250.00		\$ 275.00					
56200	Social activities			\$ 50.00		\$ 50.00	\$50.00	\$0.00		
56500	Taxes on Interest Income			\$ 287.39	\$ 250.00	\$ 291.00	\$291.00	\$525.00		
85500	Website Expense									
55500	Other Services									
55005	Association events/activities 56200	\$ 569.11	\$ 1,485.00		\$ 700.00		\$0.00	\$100.00		
54000	Memberships									
74200	Miscellaneous expense									
75300	Common area maintenance ("contract")*	\$ 28,274.52	\$ 29,122.80	\$ 28,222.80	\$ 40,376.00	\$ 23,555.00	\$40,376.00	\$41,587.00		
83000	Misc Common Area Improvements									
75400	Landscaping - Noncontracting	\$ 21,603.47	\$ 14,000.00	\$ 6,613.75	\$ 8,000.00	\$ 1,900.00	\$5,000.00	\$5,000.00		
82000	Drainage / fencing 75200-82250 maintenance									
82500	Landscape improvements			\$ 5,650.00						
83000	Misc Common Area improvements			\$ 421.24						
75800	Mailbox Maintenance									
71450	Trash Collection	\$ 29,285.94	\$ 30,054.64	\$ 30,079.63	\$ 31,257.00	\$ 18,064.03	\$31,257.00	\$33,000.00		
62500	Fiber Internet Services	\$ 64,421.86	\$ 64,260.00	\$ 64,260.00	\$ 64,260.00	\$ 37,485.00	\$64,260.00	\$64,260.00		
64500	Addition to reserve fund				\$ 295.00			\$1,000.00		
	Total Expense	\$ 149,444.51	\$ 145,276.21	\$ 139,706.49	\$ 150,483.00	\$ 84,882.33	\$149,066.33	\$153,922.00		
	Net Income/Loss for the Year	\$ (4,842.74)	\$ 23.79	\$ 5,754.46	\$ 77.00	\$ 15,451.43	\$2,998.67	\$1,625.00		
	Quarterly Dues	\$ 298.00	\$ 305.00	\$ 305.00	\$ 315.00	\$ 315.00	\$315.00	\$322.00		
	Current Reserve Fund Balance	\$ 32,206.66	\$ 35,948.10	\$ 37,855.76	\$ 39,097.15	\$ 32,853.43	\$ 39,097.15	\$40,440.51		