

Regular Meeting for the
North Crossing Community Association
July 12, 2023

The Board of Directors of the North Crossing Community Association met virtually in Frederick, Maryland on July 12, 2023, at 5:30 p.m.

Present:

Craig Longcor 2022- President
Colin O'Dell 2021- Vice President
Lumin Panthiruvellil. 2022 – Secretary

Absent:

Others Present:

Sarah Elliott, Community Representative
Heather Fields, Community Representative
Erin Barry, Recording Secretary
Residents: S. Lombardi, N. Will

I. CALL TO ORDER

The Board called the regular Board meeting to order at 5:34 p.m. with a quorum present.

II. MINUTES

Motion: To approve the May 17, 2023, Minutes as presented.

Colin/Lumin

Vote: Unanimous

III. HOMEOWNERS' FORUM

Several residents responded to the idea of adding outside pool memberships. It was discussed that as the pool season progresses the usage of the pool increases. He expressed concern that the guards might not be able to handle the increase of users if the Board offered outside memberships.

A resident suggested having the Cedars near the pool trimmed but still assuring they continuing to maintain shade.

A resident asked about the option of adding a grill at the pool.

A resident suggested making a directory of contractor options for services such as power washing etc.

IV. FINANCIALS

The Board reviewed the June 2023 Financials.

V. DISCUSSION/ACTION ITEMS

A. 2022 Audit

The Board reviewed the proposal for the 2022 audit and tax returns from James E. Kerich Certified Public Accountant. They sked if the cost was comparable to the previous audit and tax returns and whether that increase was reflected in the 2024 budget.

Action: Management will research the previous cost of the audit and tax returns and forward them to the Board. She will assure the increase is reflected in the 2024 draft budget.

B. ARC Fence Petition for Single Family Homes

The Board discussed the request of a single-family resident to install a 6 ft privacy fence. They noted that the current guidelines limit most single-family homes to only being able to install a 4ft. fence. She had a petition signed by neighbors, who were in support of allowing 6 ft privacy fences for single family homes. There was discussion of amending the guidelines to allow single-family homes to put in 6ft high fences.

Motion: To amend the Architectural Guidelines to allow 6 ft privacy fence for all single-family homes.

Colin/Lumin

Vote: Unanimous

Motion: To approve the request from 1928 Timber Grove Rd (Will) to install a 6 ft privacy fence around her property.

Colin/Lumin

Vote: Unanimous

C. ARC Guidelines Amendment for Fire/Storms

Management and the Board discussed not requiring homeowners to submit an architectural application in the case of fire or other naturally occurring events where emergency repairs are needed to restore the home to its original condition. If a homeowner wants to make changes though, they will need to submit an application within 30 days.

Motion: To amendment to the Architectural Guidelines using the verbiage change submitted by Colin O'Dell in his June 22nd email. The changes state, if emergency repairs need to be made due to unforeseen events, the owner does not have to submit an architectural application if they will repair the home to its original condition. If changes are going to be made, the owner will submit an Architectural Guideline within 30 days for approval of those changes.

Colin/Lumin

Vote: Unanimous

D. Birthday Parties at the Pool

The Board discussed the option of allowing people to have birthday parties at the pool. The Board discussed potential liabilities if they allowed parties, the responsibilities, and rules for the host such as, cleaning up or hiring an additional lifeguard, and limiting the number of guests allowed per party.

There was discussion of offering outside pool memberships to neighboring communities and whether those monies could be used to. offset Reserve Fund costs.

The Board tabled the discussion of birthday parties to executive session.

Action: To have the lifeguards track member's pool use and research the option of offering outside pool memberships to help offset the increasing Reserve Fund costs.

E. AED (Automated External defibrillator) at the Pool

The Board discussed the option of purchasing an AED (Automated External defibrillator) for the pool, though they noted they are not required.

F. Newsletter

Action: Management will send out a newsletter noting request to inspect homes townhouse to assure food is secure and sure to park cars legally, trim fences

Action: Management will create a newsletter with the following topics: reminders to trim fences, inspect homes, especially townhomes to assure food is secure to help deter mice, and remind residents of the parking rules, especially to park their cars legally.

VII. OLD BUSINESS/ NEW BUSINESS

There was no old business/new business.

VIII. NEXT BOARD MEETING

Action: To set the dates for the next Board meeting will be held on September 13, 2023, at 5:30 p.m.

IX. ADJOURNMENT

Motion: There being no additional business, the Board meeting adjourned at 6:36 p.m. to executive session to discuss delinquent business.

Motion: To adjourn the meeting at 6:36 p.m.

Colin/Lumin

Vote: Unanimous

Respectfully Submitted,
Erin Barry
Recording Secretary

Action Items

Action: Management will research the previous cost of the audit and tax returns and forward them to the Board. She will assure the increase is reflected in the 2024 draft budget.

Action: To have the lifeguards track member's pool use and research the option of offering outside pool memberships to help offset the increasing Reserve Fund costs.

Action: Management will create a newsletter with the following topics: reminders to trim fences, inspect homes, especially townhomes to assure food is secure to help deter mice, and remind residents of the parking rules, especially to park their cars legally.