

Regular Meeting
North Crossing Community Association
October 7, 2021

The Board of Directors of the North Crossing Community Association met virtually in Frederick, Maryland on May 6, 2021, at 6:00 p.m.

Present:

Cyrus Chenoy 2021-President
Colin O'Dell 2021- Treasurer
Terry Tillman 2022 - Secretary

Absent:

Craig Longcor 2022- Vice President

Others Present:

Kista Clagett, Community Representative
Erin Barry, Recording Secretary
C. Carter Jr., of Shade Tree Landscaping
Residents; M. O'Dell, S. Lombardi

I. CALL TO ORDER

The Board called the regular Board meeting to order at 6:31 p.m. with a quorum present.

II. MINUTES

Motion: To approve the July 29, 2021, Minutes as corrected.

Colin/Terry

Vote: Unanimous

III. HOMEOWNERS' FORUM

A resident from Midsummer Drive reported he received a letter from American Pool Enterprises, stating his information was accessed on their servers. He received a second letter regarding his minor's daughter's information being accessed also. He was surprised by the letter as he has no contact with the company outside of the HOA. He called and discussed the situation with the local office, who managed North Crossings' pool this summer and the office in TN, whose number was on the letterhead. He asked what information was given for the pool app.

Management noted she manually entered every resident's name and address into the pool app, but no social security numbers or other personal information was given.

Action: The resident will forward the letter to Management. Management will call American Pool Enterprises regarding the letter and inform the resident what she finds out.

IV. FINANCIALS

Motion: To approve the August 2021 Financials as presented.

Colin/Terry

Vote: Unanimous

V. ACTION LIST UPDATE

The action list is up to date.

VI. MANAGEMENT REPORT

- A. Bulk trash removed from common area.
- B. Put in request with City for lights that are out.
- C. Met with numerous vendors.

- D. New roof and gutters installed.
- E. Various landscape projects completed.
- F. Various landscape projects completed.
- G. Numerous leaks repaired at pool.
- H. Pool passes prepared.
- I. Sent delinquent accounts to attorney.
- J. New trash cans installed.
- K. Lockbox code changed at pool house and gate to parking lot.

VII. OLD BUSINESS

A. Traffic Calming

Management and residents discussed options for calming the traffic and suggested inviting a police officer to a future Board meeting. They discussed creating a petition to get a quicker response from the county.

Action: Management will ask for recommendations from the attorney for options regarding addressing the traffic. She will also reach out to Donny Lawson, a traffic engineer, and invite him to an executive Board meeting to discuss options.

Action: Management will get information on Neighborhood Watch as an options for addressing traffic.

B. Pool Pump

Management is soliciting additional bids for the pool pump. She noted the pump needed is back ordered. Management suggested having a second opinion done of the main pool pump.

Motion: To accept the winterization proposal for the pool from American Pool Enterprises for the cost of \$2563.04 as presented.

Cyrus/Terry

Vote: Unanimous

Action: Management will reach out to other vendors for the pool pump.

Action: Management will have the leak assessed at the pool pump room.

VIII. NEW BUSINESS

A. Towing

Motion: To switch the Association towing company to Discount Towing. Discount Towing agreed to put up signs in the neighborhood at no cost to the community.

Terry/Cyrus

Vote: Unanimous

B. FY2022 Budget

Motion: To accept the 2022 Budget with a 3% increase as presented.

Colin/Terry

Vote: Unanimous

Action: Management will send a letter with the 2022 budget noting if anyone is caught destroying HOA property at the tot lots they will be charged for the repairs and violations will be sent to residents causing disturbances.

C. Curb Painting

Action: Management will get an additional bid for painting the yellow curbs at the townhouses.

Action: Management will verify what curbs in the community are the responsibility of the HOA to paint and which are the counties' responsibility. Then she will get a bid for all the yellow curbs the HOA is responsible for painting.

D. Halloween

Action: Management will send an email blast to the community reminding them to leave their porch light on if they want to participate in Trick or Treating between 6:00 – 8:00 p.m. on Halloween night.

E. Pool Parking Lot Usage Request

Management shared the resident's request to use the pool parking lot Saturday October 9, 2021. There was discussion of charging for use of the parking lot.

Action: Management will notify the resident he can use the pool parking lot on October 9, 2021, if his dues are current. He is also to make sure the gate is closed after use.

F. Annual Meeting

Action: The Annual meeting is scheduled for November 18, at 6:00 p.m.

IX. ADJOURNMENT

Motion: There being no additional business, the Board meeting adjourned at 7:38 pm.

Motion: To adjourn the meeting at 7:38 p.m.

Cyrus/Colin

Vote: Unanimous

Respectfully Submitted,

Action Items

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