

# **North Crossing Community Association, Inc.**

## **Board of Directors Meeting - Minutes**

January 24, 2019 @ 6:00pm

Location: Clagett Management, 7540 N. Market St., Frederick, MD 21701

**Present:** Doug Grimmett, President (11/20)  
Colin O'Dell, Vice President (11/21)  
Cyrus Chenoy (11/19)

**Others Present:** Danielle Reap, Clagett Management  
Phil Geyer, 172 Midsummer Dr.

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### **I. Call to Order; Establish Quorum (2):**

Doug called the meeting to order at 6:32pm. Quorum was met with all Board of Directors present.

### **II. Homeowner Forum:**

Phil spoke about the speeding issue on Christopher's Crossing. Doug sent an email to the NAC 3 representatives asking for their help. We need to get the City to agree to do a traffic study. Concerned about children crossing the street to the pool this summer.

### **III. Approval of Minutes:**

The minutes from the July 2018 meeting were reviewed. Colin made a motion to approve the minutes as written with a second from Cyrus. All were in favor with no objections; the minutes were approved unanimously.

### **IV. Financial Report:**

The financial report through December 2018 was reviewed as well as the most recent Attorney Status Report dated 12/28/18 & December invoices. The Board reviewed over/near-over budget line items (insurance, general office expense, postage, printing, misc. expense, audit/taxes, Beaver Pond Alley electric, landscape replacement, maintenance & pool supplies) & delinquent accounts.

Colin made a motion to approve the financial report with a second from Cyrus. All were in favor with no objections; the financial report was approved unanimously.

### **V. Completed Items:**

- A. Changed financials from cash basis to accrual basis.
- B. Sent Colin all governing docs/ARC Guidelines to put on website.
- C. Welcome letters mailed to 1933 & 1942 Crossing Stone Ct., 112 & 145 Crosstimber Way, 136 Fieldstone Ct., 1901 Fieldstone Way, 1929 & 1951 Harpers Ct., 118 & 163 Harpers Way = 10.
- D. ARC Requests Approved: 106 Crossing Pointe Ct. (roof), 1947 Crossing Stone Ct. (storm door), 101 Crosstimber Way (paint front door), 106 Crosstimber Way

- (shed), 111 Fieldstone Ct. (deck), 1933 Harpers Ct. (fence) = 6.
- E. Sidewalk tripping hazards: Precision Cutting ground down sidewalk tripping hazards for \$8,905.
  - F. Snow Removal contract: Board approved U.S. Lawns; signed/submitted.
  - G. 2019 Pool Management contract: Board approved keeping Continental Pools for \$41,400 (a \$1,200 increase from 2018). Signed/submitted.
  - H. City's request to install trees along McClellan Dr.: done (installed up to \$10k worth of street trees inc. a few missing from islands in the community).

**VI. Old Business:**

- A. Entrance sign: City requested that the HOA pay to remove the entrance sign. Currently 2 proposals to remove (\$1,750 from Gardener's & \$600 from JShell Construction). City will remove flag poles. Board refusing to remove.
- B. Hit & Run (flag pole): Defendant received Probation Before Judgment, has to do 6 months of supervised probation & has to pay the HOA restitution in the amount of \$765. Have not received; will have to continue legal steps.

**VII. New Business:**

- A. Revise ARC Guidelines: Colin made a motion to approve the revised ARC Guidelines with a second from Cyrus. All were in favor with no objections.
- B. Pool: talk to Larry about what to buy; plan an event for opening weekend; order new passes.
- C. Spring yard sale: 4/27/19.
- D. Contracts: bid out insurance.
- E. Snow Removal: Fieldstone Court/Harpers Way sidewalks were not salted.
- F. Litter pick-up: get revised proposal for litter pick-up. Busy Bees & who else?

**XI. Adjournment:**

Cyrus made a motion to adjourn the meeting at 7:44pm with a second by Cyrus. The next meeting is scheduled for March 28, 2019 at 6:00pm at Clagett's office.

Respectfully Submitted,  
*Danielle Reap*, CMCA  
Association Manager