

North Crossing Community Association, Inc.

Board of Directors Meeting - Minutes

September 26th, 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: Lynn Smith, Clagett Management
Dejan Milenkov & Alexis Johnson-Continental Pools

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

Doug called the meeting to order at 6:01p.m. Quorum was met with all Board of Directors present.

II. Continental Pools Presentation with Dejan Milenkov & Alexis Johnson:

Reviewed the Continental Pools Winterization, repair recommendations, and proposed 2020 Management. Discussed the details of the winterization for 2019 and the possible repairs to the North Crossing Pool. The HOA will receive a 10% discount if we resurface the pool this year instead of waiting until the spring. Also discussed a quote for all new skimmer pads based on the condition of each. Additionally talked about testing the pool with a pressure test to verify that there are no leaks in the plumbing. Dejan stated this generally costs \$1,100. Cyrus asked if he would perform for \$1,000 and Dejan said yes. Discussed with Dejan the dissatisfaction with the pool opening for 2019. This has been the 2nd year that the North Crossing HOA has been dissatisfied. Also mentioned that we discussed with Bruce how important the opening was as we were having a Meet and Greet for the Board to meet the community on opening day. Discussion regarding the pool hours when the guards leave early also came up. The Board asked for a credit for the closed hours for the 2019 season. Dejan said he will look into it and get back to us. In speaking about the 2020 Pool Management Contract the normal pool season is generally 100 days, although in 2020 the season will be 107 days. The Pool Season is from May 23rd - September 7th, 2020. We discussed the different options with the pool remaining open during the week until kids go back to school vs. closing the week prior to Labor Day for week day hours only and remaining open Labor Day weekend. Doug also asked about a quote for 3 guards to be available at all times. Dejan will send us an updated 2020 Management Contract for review/approval. Dejan stated that Bruce will not be managing the pool next year and that he will step in to ensure the opening is a success.

III. Approval of Minutes:

The minutes from the August 14, 2019 meeting were reviewed. Cyrus made a motion to approve the minutes as written with a second from Colin. All were in favor with no objections; the minutes were approved unanimously.

IV. Financial Report:

The financial report through August 2019 was reviewed as well as the most recent Attorney Status Report dated 7/10/19.

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: See August 2019 Management Report.

VI. Old Business: Reviewed Continental Pools Proposals and discussed the options we would like to sign off on. The Board has approved for the winterization, repair recommendations, and the amended 2020 Pool Management Agreement. The Board has approved the Wetchco sign proposal to order three signs stating no trash in the common area to be placed ASAP in areas of concern in the community. Lynn spoke with the Board regarding Brightview's proposal for the areas behind Fieldstone Ct. between North Crossing and Willowbrook. In speaking to Danielle prior to the meeting she felt this should be included in their contract. Lynn will verify. Discussion regarding removing the original North Crossing sign was placed on lower priority until we receive the bid back for a new sign in the community.

VII. New Business: Reviewed U.S. Lawns 2019-2020 Snow Proposal. Lynn will also be following up with Shade Tree Landscaping for their proposal as well. The proposed 2020 Budget was discussed. The Board approved the proposed budget with a revision of a 5% increase in the assessments rather than the 2.75% proposed. This is to cover additional snow removal costs.

VIII. Homeowner Forum:

- A. Doug mentioned the NAC meeting discussion regarding the Sheetz Gas station that is coming at the intersection of Byte Drive and Thomas Johnson Drive. This will be a 6 pump, 12 nozzle Sheetz that will be open 24 hours. The Mayor has approved this.
- B. Doug also mentioned the enhanced sidewalks. He stated they were not much of an improvement. We are still working on a designation of a school zone. There still needs to be lights, lines, and traffic calming effort from the police department.

XI. Adjournment:

Doug made a motion to adjourn the meeting at 07:42 p.m. with a second by Colin.

Respectfully Submitted,

Lynn Smith
Association Manager