

North Crossing Community Association, Inc.

Annual Meeting Minutes

December 5, 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)

Absent: None

Others Present: Lynn Smith Association Manager, Clagett Management
Homeowners- See Sign in Sheet

I. Call to Order; Establish Quorum (49):

The meeting location was held at Clagett Management.

The meeting was called to order at 6:05pm by John. Quorum was not met (3 proxies, 2 homeowners & 3 Board of Directors totaling 8) present. At 6:06pm, Doug made a motion to temporarily adjourn the meeting with a second by Colin. All were in favor of adjourning the meeting with no objections.

The meeting was called back to order at 6:36pm by Doug. Lynn presented the proof of meeting notice dated 11/21/19 and 3 proxies received.

II. Community Update:

Cherian Eapan from the City of Frederick, Traffic Engineering provided information and discussion to the community regarding the Christopher Crossing Blvd Concerns. In particular the section between Opossumtown Pike and Route 15. Concerns regarding traffic flow, speed and pedestrian safety were brought up and addressed.

III. Approval of Minutes:

The annual meeting minutes from the November 2018 meeting were reviewed. Colin made a motion to accept the minutes, as is, with a second from Cyrus. All were in favor with no objections; the motion passed unanimously.

IV. Financial Review:

A comparison of the November 2018 versus November 2019 financials was reviewed. The total operating cash is \$12,472.73. The total reserve cash is \$411,512.89. The total delinquency amount is \$34,284.11 which increased \$489.54. Overall, the community increased its operating fund from 2018 \$8,587.85 and slightly increased the reserve accounts.

V. Adoption of 2020 Budget:

The 2020 budget was discussed and looked over. Doug made a motion to adopt the 2020 budget, as presented, with a second from Cyrus. All were in favor with no objections; the budget was adopted unanimously.

VI. Completed Items:

A. Lynn went over the management report. Additional items addressed were ongoing discussions with Shade Tree (about work behind 101-115 Fieldstone Ct) and Continental Pools (about pool concerns- winterizing pool, new drain covers, drain hose storage, etc.). J Shell Construction replaced the lockset for the pool pump room and obtaining a bid to replace all the locksets on the pool house. Additionally, a bid for the latch guard on the pump room door to be obtained. Lynn has requested a bid from Albaugh and Sons and long Fence for the split rail fencing at McCellan Dr and Pool Fencing. Long fence will also submit a bid to repair the 2nd storm pond at Sawmill and Christopher's Crossing. Lynn followed up with Steve Swank about the work preformed behind Fieldstone Ct Townhouses.

VII. Old Business:

- A. North Crossing Pool Repairs- The board approved pool repairs to be done. This includes frames and gates, redoing the pool coping, replace and return fittings, removed and repair defective beam wall.
- B. North Crossing Monuments and Signs- getting new meeting signs for the community notice of meeting.
- C. Proposal from Shade Tree Lawn- this was discussed and modifications and clarification was needed. Lynn will follow up.

VIII. New Business:

A. There was no new business noted.

IX. Nomination of New Board of Director(s) (2 open positions):

Doug chose not to rerun at the annual. Cyrus volunteered to be on the Board for another term. The floor was opened to nominations. Teresa Tilman, Cyrus Chenoy and Craig Longcor volunteered to be on the Board of Directors. Teresa and Craig were voted to the Board my acclamation.

X. Election of New Board of Director(s):

Colin remained on the board as his term was not up. Teresa and Craig were voted to the Board my acclamation.

XI. Homeowner Forum:

The homeowners present did not have any questions or comments at this time.

XII. Adjournment:

A motion to adjourn the meeting was made at 7:42pm by Doug with a second by Cyrus. All were in favor of adjourning the meeting with no objections. The next regular HOA meeting will be on January 23, 2020 @ 6:30pm at Clagett (please confirm date before coming).

Respectfully Submitted,
Lynn Smith
Association Manager