

Regular Meeting for the
North Crossing Community Association
August 30, 2022

The Board of Directors of the North Crossing Community Association met virtually in Frederick, Maryland on August 30, 2022, at 5:30 p.m.

Present:

Craig Longcor 2022- President
Colin O'Dell 2021- Vice President
Terry Tillman 2022 – Secretary/Treasurer

Absent:

Others Present:

Kista Clagett, Community Representative
Erin Barry, Recording Secretary
Charlie Carter Jr., of Shade Tree Landscaping
Residents; M. O'Dell, D. Giles

I. CALL TO ORDER

Craig Longcor called the regular Board meeting to order at 5:32 p.m. with a quorum present.

II. MINUTES

Motion: To approve the October 7, 2021, Minutes as presented.

Tillman/Longcor

Vote: Unanimous

III. HOMEOWNERS' FORUM

There was no homeowner's forum.

IV. FINANCIALS

Management shared the Financials and suggested adding an additional line item for utilities to include the pool utilities and streetlights. There was a discussion of adding solar or other renewable source options for electrical consumption, and delinquent accounts.

Action: Management will consult the attorney regarding the options of adding solar panels for the community.

Action: Management will send the invoices from Potomac Edison for the Board to review.

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. Baby pool pump installed.
- E. Various landscape projects completed.
- F. Community re-inspection completed.
- G. Numerous leaks repaired at pool.
- H. Pool passes prepared.

- I. Sent delinquent accounts to attorney.
- J. Tot lot mulch and borders installed.
- K. Miscellaneous items ordered for pool (basketball, doorstops, etc.)
- L. Vinyl coping installed.
- M. Partitions installed.

VII. OLD BUSINESS

A. Pool Season

Management stated that American Pools will be able to staff the pool through the end of the season sharing that many pool companies are struggling to retain pool guards causing several Associations to end their season early. She reported that there were several days that the pool was not open during the summer and that the pool company has agreed to compensate the Association. There was discussed about a monthly pool house cleaning that would be separate from the pool contract.

The Board asked why the baby pool was not open earlier in the season. Management explained there were delays for the inspections from the Department of Health once the new pump was installed. The Board discussed being compensated for the fewer cleaning American Pools would have performed for the baby pool.

Action: Management will request copies of the North Crossing pool staff time sheet for employees from American Pools and verify it against her records to assure the Association is charged properly.

B. 211 Harpers Way Tree Near

Management noted that Shade Tree Landscaping trimmed the tree near 211 Harpers Way in July. She has since received letters from residents continuing to complain about the tree dropping debris on their cars, causing damage, and requesting it be trimmed back further or removed.

Motion: Management will have Charlie Carter Jr., of Shade Tree Landscaping assess the tree and discuss options for trimming, and/or removal and replacing it. If C. Carter suggests removal of the tree to grant Management, the authority to have the tree removal scheduled.

Tillman/O'Neil

Vote: Unanimous

VIII. NEW BUSINESS

A. Board Resignation

Devin Ruiz resigned from the Board in July 2022.

B. 2023 Draft Budget

Management shared updates of the 2023 draft budget. She noted that many contractors are raising the prices of their services, which will affect the 2023 budget.

C. Tot Lots

Management shared the tot lot equipment update options she received from Playground Specialists. She noted the mulch and borders in the quote would be removed because those services were recently performed. She stated she applied for a community grant on behalf of the Association, which if awarded would help towards the tot lot equipment costs.

Action: Management will ask what material the proposed tot lot equipment is made from.

Action: Management will send locations to the Board of other tot lots that Playground Specialists has recently installed.

Action: Management will request other colors for the designs presented and sunshade options.

D. Children at Play Signs

Management stated that the county will not add new, “Children at Play” signs but will maintain current signs. The Board discussed purchasing their own “Children at Play” signs and poles to put in the community.

Action: Management will follow up with the county regarding the Association putting up their own “Children at Play” signs and whether they could add them to the county owned poles in the neighborhood or if they would need to purchase their own poles as well.

E. Pool Winterization

Action: Terry Tillman will review the American Pool Winterization Proposal and make recommendations to the Board.

F. Dog Swim Day

The Board discussed sponsoring a Dog Swim Day and providing hot dogs and hamburger, holding a raffle and/or asking for donations.

Action: Management will talk with American Pools for a suggested date to hold the Dog Swim Day. Once she has confirmed the date with the Board, she will send out a flyer to inform the community.

G. Reserve Study

Management shared the new Maryland law requiring communities to have a Reserve study every five (5) years and that Associations that have not had a Reserve study done in the past, are now required to get one.

Action: Management will send a copy of another Association’s Reserve Study for the Board to review.

H. Volleyball Court

The president relayed his discussion with several neighborhood high school students who requested a volleyball court. There was discussion of, a possible location for the volleyball court, the cost of maintenance, and adding a trash can, and benches.

Action: Management will meet with several contractors onsite to view volleyball court location options. She will get quotes for the addition of a volleyball court, and the costs of maintenance.

I. Entrance Plantings

A resident stated that the entrance plantings need to be weeded and asked about the flags in the community that were taken down. He requested the Association rehang the flags.

Action: Craig Longcor will send a picture of a unique sign he has seen at another community to Management for review.

Action: Management will ask Charlie Carter Jr., of Shade Tree Landscaping for ideas for beautification of the entrance.

J. Tree Branch Removal

Action: Management will confirm the tree branches were removed on Christopher Crossing.

K. Speed Assessment

The Board discussed requesting speed assessment from the city.

L. Set Meeting Dates

Action: The next Board meeting will be held on September 29th at 5:30 p.m.

IX. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 6:35 pm.

Motion: To adjourn the meeting at 6:35 p.m.

Longcor/Tillman

Vote: Unanimous

Respectfully Submitted,

Erin Barry

Action Items

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