

Regular Meeting for the  
North Crossing Community Association  
November 15, 2022

The Board of Directors of the North Crossing Community Association met virtually in Frederick, Maryland on November 15, 2022, at 5:30 p.m.

**Present:**

Craig Longcor 2022- President  
Colin O'Dell 2024- Vice President  
Terry Tillman 2022 – Secretary/Treasurer

**Absent:**

**Others Present:**

Kista Clagett, Community Representative  
Erin Barry, Recording Secretary  
Connie Phillips, Connie Phillips Insurance

**I. CALL TO ORDER**

The Board called the regular Board meeting to order at 5:37 p.m. with a quorum present.

**II. MINUTES**

There were no Minutes approved at this time.

**III. INSURANCE**

Connie Phillips updated the Board on the Association's insurance policy. She referenced the 2017 Reserve Study. She shared that the current insurance policy doesn't properly cover the pool and pool house. She presented an updated insurance estimate which included them. The new policy has an increase in cost of approximately \$200.00 a year.

There was discussion of increasing the sewer-back up insurance, Board member liability policy, the fidelity bond, workman's comprehension, and specialty coverage for volunteers.

Motion: To accept the insurance policy from Nationwide Insurance Company with the increase of coverage for the property from \$163,900 to \$276,400.00.

Terri/Craig

Vote: Unanimous

Action: C. Phillips will prepare policy comparisons for, Board members liability insurance, and the Fidelity Bond. She will provide information on options for increasing the sewer back up insurance, and workman's comprehension for the Board to review.

**IV. HOMEOWNERS' FORUM**

There was no homeowner's forum.

**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 the city for lights that are out
- C. Met with numerous vendors
- D. Contacted code enforcement for homes of concern.
- E. Asked attorney to send letter to non-compliant resident with barking dog.

- F. Various landscape projects completed
- G. Community drive through
- H. Sent delinquent accounts to the attorney
- I. Tree removed near Beaver Pond Alley
- J. Winterization contract sent to American Pool.

**VII. OLD BUSINESS**

**A. Pool Ceiling**

Action: Management will invite a general contractor to the December meeting to talk about the pool ceiling.

**B. Reserve Study**

Management explained the purpose and organization of Reserve Studies and shared several examples from her other communities.

Motion: To approve Reserve Study proposal from Reserve Advisors for the cost of \$4,550.00 as presented.

Craig/Terry

Vote: Unanimous

**IX. NEW BUSINESS**

**A. 2023 Draft Budget**

The Board discussed the budget and made modifications.

Motion: To accept the 2023 draft budget as amended to be sent to members.

Craig/Colin

Vote: Unanimous

**B. Annual Meeting**

Motion: To schedule the Annual meeting on December 20, 2022, at 5:30 p.m.

**C. Landscape Contract**

The Board discussed the Shade Tree Landscape contract and reported they were very pleased with the service.

Motion: To accept the two-year contract (2023 and 2024) from Shade Tree Landscape, not to exceed \$39,000.00.

Craig/Colin

Vote: Unanimous

**D. Dog Barking**

The Board discussed the dog barking issue on Fieldstone Way.

Action: The President will reach out to both homeowners and see if he can help with mediation.

**E. Camera Issue on Harpers Way**

The Board noted the camera issue on Harpers Way was resolved.

**X. ADJOURNMENT**

Motion: There being no additional business, the Board meeting adjourned at 6:50 p.m.

Motion: To adjourn the meeting at 6:50 p.m.

Colin/Terry

Vote: Unanimous

Respectfully Submitted,

Erin Barry  
Recording Secretary

Action Items

Action: C. Phillips will prepare policy comparison for Board members liability insurance, and the Fidelity Bond. She will provide information on options for increasing the sewer back up insurance, and workman's comprehension to the Board to consider to review.

Action: Management will invite a general contractor to talk about the pool ceiling at the December meeting.

Action: The President will reach out to both homeowners and see if he can help with mediation.