

Regular Meeting for the
North Crossing Community Association
May 17, 2023

The Board of Directors of the North Crossing Community Association met virtually in Frederick, Maryland on May 17, 2023, at 5:30 p.m.

Present:

Craig Longcor 2022- President
Colin O'Dell 2021- Vice President
Lumin Panthiruvellil. 2022 – Secretary

Absent:

Others Present:

Sarah Elliott, Community Representative
Heather Fields, Community Representative
Residents: R. Platt, Steve

I. CALL TO ORDER

Craig Longcor called the regular Board meeting to order at 5:38 p.m. with a quorum present.

II. MINUTES

Motion: To approve the April 19, 2023, Minutes as presented.

Craig/Colin

Vote: Unanimous

III. HOMEOWNERS' FORUM

- A resident expressed frustration with the pool safe last year. He hoped the pool company would be held accountable if lifeguards were late or didn't show up for their shift and this caused the pool to be closed.

The President noted he spoke directly with the Regional Manager about these issues and made it clear this will be the last year the Association utilizes their services if the experience is not improved from last year. He also requested teens in the community consider working as lifeguards in hopes that it would lessen tardiness.

IV. FINANCIALS

The Board reviewed the April 2023 Financials.

There was discussion about the income statement. Management explained the difference between using cash accounting reports, which report income and expenses as they are received and paid versus accrual accounting reports, which reports them as they are earned and incurred. She noted the accounts receivable would be a statement that might give the Board a better picture for what they are looking for.

It was noted that the Beaver Pond Alley electric bill was \$187.78, which is much higher than the usual monthly fee of around \$20.00. Upon further investigation Management discovered that last year the pool GL code was attached to the Beaver Pond Alley code on the budget. Since this affects some residents, Management will track them under separate budget codes. Once separated it was determined that the monthly fee for the Beaver Pond electric bill was \$23.95 and the pool electric bill was \$163.83.

Action: Management will create a separate GL code for the Beaver Pond Alley electric fee (\$23.95 a month) and for the pool electric fees of (\$163.83. per month).

V. DISCUSSION/ACTION ITEMS:

A. Reserve Study

Management noted that there is an estimated \$29,000.00 increase in the required 2024 reserve fund deposit. According to the Reserve Study, the account needs to be fully funded by 2025.

Motion: The Board will review the budget and yearly spending over the summer. They will educate the residents about the Reserve fund requirements and possible dues increase at both the July meeting and the Annual meeting.

Craig/Colin

Vote: Unanimous

Action: The Board will review the budget, especially the last three months spending, with regards to how to possibly adjust spending to offset the increased required Reserve Fund savings.

B. Signs (Premier Choice Exteriors)

Considering the required increased Reserve Fund savings, the Board discussed not making any unnecessary purchases at this time.

The Board tabled the decision to purchase a sign at this time.

Motion: To have Steve, from Premier Choice Exteriors, give a proposal for a sign so the Board knows the potential cost for future reference.

Colin/ Lumin

Vote: Unanimous

C. Two Dumpsters

Due to the weekend's issue with Fieldstone Ct. dumping trash on the corner, the Board discussed the option of renting dumpsters twice a year for the cost of \$900.00 per time.

Action: To not rent dumpsters since the city provides free bulk pick-up. To determine how to facilitate that service for residents.

D. Power Washing

Motion: To approve the power washing proposal of the pool areas, walks, and deck, from Shade Tree Lawn and Landscaping, Inc., for the cost of \$10, 075.00 as presented.

Craig/Colin

Vote: Unanimous

E. Yard Sale

The Board scheduled the Yard Sale for Saturday June 24 and Sunday, June 25th to be held at the Pool parking lot.

Action: Management will create flyers for the upcoming yard sale to be sent to the community.

F. Home Maintenance

The Board discussed options for addressing several homes that had maintenance violations. Some owners had submitted architectural applications, which were approved, the work was not completed as proposed. They discussed the governing documents allowance for the Board to have the forced maintenance done to bring a home into compliance and their ability to charge the resident for the work. Amongst the discussions was the fallen fence next to the playground as this is a safety concern for neighborhood children.

Action: Management will confirm the process for forced maintenance and if that would cause any financial risks for the HOA.

Action: Management will get a proposal for the fallen fence on the property by the playground and present it to the Board at the next Board meeting.

G. Pool

Management updated the Board on the pool opening. It was noted that the plumbing issues and repairs were completed, and pool passes are being processed.

H. Delinquent accounts

There was discussion that there are 15 accounts that are seriously delinquent and a total of \$80,000.00 in collections.

Action: Management will follow up with the attorney regarding the status and options for addressing the delinquent accounts. She will report her findings to the Board.

I. Next Board Meeting

The next Board meeting is scheduled for July 12, 2023, at 5:30 p.m.

VI. ADJOURNMENT

There being no additional business, the Board meeting adjourned at 6:30 pm.

Motion: To adjourn the meeting at 6:30 p.m.

Colin/Terry

Vote: Unanimous

Respectfully Submitted,

Erin Barry

Action Items

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